

Submission on
Yarra Planning Scheme Amendment C231
Queens Parade, Clifton Hill
by
The 3068 Group Inc.
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Community protecting heritage for present and future generations

The overall aim of the 3068 Group is to maintain the heritage character, streetscape and amenity of the postcode area of 3068 and the City of Yarra.

Contents

1.	Executive Summary	3
2.	Urban Design	7
3.	Heritage assessments	9
	Significance upgrading is required for	10
	Individually significant buildings that occupy corner sites	11
	Case Study – Former Post and telegraph Office, Clifton Hill	11
	Precinct Study	12
	South side: Wellington Street to Turnbull Street	12
	North side: Wellington Street to 406 Queens Parade	13
	Queens Parade's oldest buildings	16
	Mayors Park Heritage Overlay	17
4.	Design and Development Overlay DDO16	17
	Precinct Guidelines	17
	Case Study 139 Queens Parade, Clifton Hill; Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT537	25
	141-148 Queens Parade, Clifton Hill 'Clifton Warehouse' PLN170718	26
5.	Residential Amenity	27
	Case studies for consideration of residential amenity impacts	28
	139 Queens Parade, Clifton Hill; Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT537	28
	141-148 Queens Parade, Clifton Hill 'Clifton Warehouse' PLN170718	28
6.	Appendices	30
	Mayors Park Draft Statement of Significance	30
	Why is it Significant?	30
	Abolition of Heidelberg Road Overpass, Clifton Hill	36
	Appendix - Abbotsford Joint Venture Pty Ltd v Yarra CC & Ors [2012] VCAT 146 (7 February 2012)	37
	Ryan's Buildings 1884, 314 Queens Parade, Clifton Hill	38
	Ryan, Jeremiah, "The King of Clifton Hill." (1830-1894)	39
	Sabelberg, Theodore (1844-1910) Mechanical Engineer	40
	The former United Kingdom Hotel	40
	Sabelberg, F & H, bicycle manufacturer, 376 Queen's-Parade, Clifton Hill	41
	Thomas R. Kimpton	43
	Albert Hall (Masonic Hall)	46
	Hall, William. N.	48
	Holgate, William Douthwaite	49
	Clifton Hill and Northcote United Friendly Societies Dispensary (1914)	49
	Campi, Abbondio (c. 1839 - 1896) Mirror manufacturer	50
	Campi's Buildings	51
	CLIFTON HILL POST & TELEGRAPH OFFICE Ball 1883	52
	Main Street, Clifton Hill - CHS Collection, postcard	53
	Built Form Review Draft Recommendations	54

1. Executive Summary

The 3068 Group Inc submits the following key questions that a panel may wish to consider:

- Will the amendment controls achieve the policy objectives?
- Do the amendment controls align with the consultant's recommendations?
- Does the modelling provide acceptable built form outcomes?
- Has the heritage context been researched so it is clear what to protect?
- Are the heritage gradings adequate?
- Is the push for overdevelopment in a critical and sensitive precinct justified?
- Are the controls appropriate for a Neighbourhood Activity Centre?
- Is the proposed built form framework underpinned by urban design and heritage assessments?

Will the amendment controls achieve the policy objectives?

The controls, particularly in precinct 4, effectively guarantee that the policy objectives of this amendment will not be met. Forcing new development onto this significant streetscape is unnecessary when there is so much scope for development in the other precincts. And strategic development sites. In particular, the fifth and higher stories will provide a marginal increase in dwellings for a net community loss.

The controls will not protect amenity for the historic residential sites adjoining Queens Parade. Particularly those on the south side. Rescode controls should apply, A five-storey building is not compatible with an interface to a north facing private open space. The old laneways and houses are not designed for expected number of vehicle movements.

Do the amendment controls align with the consultant's recommendations?

No. Firstly, the consultant was persuaded to increase the mandatory height from four stories (C241, expert report, Dec 2017¹) to five (Current advice). Then the height in the DDO was increased another story to six. At the same time, the 8m upper level setbacks in the original advice have been reduced to 6m. There is no justification for the 1:1 ratio of views of new to old. It is already a departure from the 1:3 controls

¹ www.yarracity.vic.gov.au, council-meeting-7-february-2017 Agenda p.213 11143--amendment-c229--queens-parade-interim-planning-controls--attachment-3.pdf

adopted in similar contexts to maintain the prominence of the heritage street-wall. The controls then exceed even this.

Does the modelling provide acceptable built form outcomes?

The modelling does not support the proposed controls, rather it shows how destructive they will be. The modelling selects atypical case studies and tries to present the arbitrary controls as producing acceptable outcomes. Then the controls are justified based on the modelling. The 3068 Group supports the original recommendations for Precinct 4 – a 13m mandatory maximum height and an 8m setback.

Has the heritage context been researched so it is clear what to protect?

A detailed heritage review of the shopping street would better guide the planning controls. There has been considerable new research since the 2007 Heritage Review. A Precinct Study is presented in this submission with a description and historic information on each site. For important sites, detailed history of the buildings and their notable owners is presented in the appendixes. There is a strong case for updating the statement of significance for much of the Queens Parade precinct.

Providing a heritage overlay of Raines Reserve is supported. However a statement of significance should accompany it. A heritage overlay should also cover the six elms on Heidelberg Road adjacent to the reserve.

Mayors Park is also of great significance as a heritage landscape. This is justified by a draft statement of significance for the park that is included in the appendixes.

Are the heritage gradings adequate?

This submission will present case studies that the contributory heritage gradings are not adequately protecting sites on Queens Parade from adverse development. Individual significance leads to better outcomes.

Individual significance is warranted for corner buildings such as the former NAB Bank at 270 (now *Two Bobs*), *Bill Serong's chambers* at 274 now *Fruits on Parade*, 336-338, now '*Blondies*' and '*Interflora*,' and 191, the former *Post and Telegraph Office*.

Individual significance is also warranted for Campi's and Ryan's terraces, The former *Melbourne Savings Bank*(now *Taco Bill*), 101 *Queens Parade*(now Bendigo Bank) "*The Doctor's House*" at 105 and *Albert Hall* at 127.

Internal Controls would protect the chimneys and fireplaces, lining boards, pressed metal ceilings, and internal staircases. The staircase at 191 and part of the roof was allowed to be demolished as the building is merely contributory.

Individual significance is required for the oldest buildings on the parade, the *Former Northcote Arms Hotel* (1853) and the *Terminus Hotel* (1854).

Mayors Park (1864) should also be protected along with Raines Reserve.

Is the push for overdevelopment in a critical and sensitive precinct justified?

The Queens Parade studies show there are ample opportunities for moderate and large scale development within the study area. With 45m preferred heights in precinct 5 and ten storeys throughout the four-hectare Gas Works precinct, and most of the parade in between, Yarra is meeting the need for more housing. This amendment can provide a net community benefit overall without unnecessarily destroying the livability of historic dwellings and diminishing heritage streetscapes to a stage set.

Are the controls appropriate for a Neighbourhood Activity Centre?

Queens Parade is a Neighbourhood Activity Centre.

“City of Yarra. Clause 21.04, Activity Centres, designates 5 Major Activity Centres, but as this does not include Queens Parade, by default it is designated as Neighbourhood Activity Centre.”²

The designation of Queens Parade as a Neighbourhood Activity Centre n not be deduced by default. The distinction between a Major and Neighbourhood Activity Centre is critical.

Under clause, 21.08-4 of the MSS, “Clifton Hill has two neighbourhood activity centres.

“The Spensely Street centre is a small convenience centre based around the intersection of Spensely and Berry streets. The centre has a village atmosphere and an attractive streetscape and landscaping. There is limited scope for more intense development of this centre.

“The Queens Parade centre is a mixed use centre with strong convenience retailing. There is an opportunity to create stronger linkages between the community facilities to the east and the centre.”

² Hansen Partnership, Built Form Review for Yarra City Council, Final Draft, Revision C, 8 December 2017 p3, 1.0 Introduction

“higher density housing in neighbourhood activity centres is encouraged to fit the context and enhance the character of the area”³

In Queens Parade, no modern building on the street wall has been built higher than the heritage buildings it sits beside.

Is the proposed built form framework underpinned by urban design and heritage assessments?

“A preferred built form framework is underpinned by urban design and heritage assessments.”⁴

The 3068 Group submits that these assessments are inadequate.

Both the urban design and heritage assessments require much more work to meet the objective; of “Certainty about the future of Queens Parade”⁵.

³ Abbotsford Joint Venture Pty Ltd v Yarra CC & Ors [2012] VCAT 146 (7 February 2012) Conclusion; pars.78-81 are attached as Appendices.

⁴ Hansen. *op. cit.*

⁵ Yarra City Council, Council Seeks certainty about the future of Queens Parade, information sheet with Council’s resolutions, Wednesday, 20 December 2017

2. Urban Design

The 3068 Group submits that the urban design assessments are inadequate.

Action required: Assessment and advice are required on the largest potential development sites. These sites have with areas greater than 1200 sq.m,⁶

- 197 Queens Parade, cnr. Turnbull St. 748 sq.m.
- cnr. Napier Street,
- cnr. Jamieson Street,
- cnr. Grant Street,
- Rear, 314 Queens Parade
- 416 Queens Parade & 252 McKean Street, 2000 sq.m.
- 390 B Queens Parade, 5500 sq.m.

Action required: Assessment and advice are required on the three largest corner shopping building allotments, (*up to 1,200sqm*),⁷

- 330 & 304 to 330. Ryan's Building dwellings & shops.
- 336-338, 'Blondies' and 'Interflora' dwellings & shops, 238m.
- 380-392, Ashbourne Buildings, 1,050 sq.m
- 141-167 fmr. Clifton Hill Post Office dwelling & shops
- 274, fmr. 'Bill Serong's chambers office & shops

Action required: Assessment and detailed advice is required on the two highest shopping buildings on the South side, being:

- 127 'Clifton Hill Yoga School', fmr. Albert Hall & shops
- 117 'Birkenstock footwear'

Assessment and detailed advice are required on the previously highest building in the 19th. Century shopping centre:

- 282, Biba on Queens Parade, ANZ Bank

Heidelberg Road Overpass, Clifton Hill; Amendment C231 Built Form & Heritage Review

Dec. 1927. Report of The Parliamentary Standing Committee on Railways on proposed expenditure on a vehicular subway at Heidelberg Road, Clifton Hill:

⁶ Hansen, op. cit., Contextual Analysis, 4/84, Lot Sizes

⁷ Hansen, op. cit., Contextual Analysis

“Cl. 20, neither was it considered by the municipalities that an overhead vehicular bridge at about half the cost of the subway would be satisfactory, mainly from aesthetic considerations, deterioration in property values owing to the presence of a huge mound of earth to take traffic over the railway line.”⁸

‘The Committee here is again included to agree with the objection of the municipalities that having regards to the contour of the surrounding country, the proximity of Coulson’s Reserve and Mayor’s Park, and the work which has been done in beatifying Heidelberg-road by means of reserves and gardens, a subway, if it can be obtained at a reasonable cost, is to be preferred to an overhead road bridge at this point.’

Urban design advice is required that, in the event of the railway being lowered as part of the current Metropolitan Transport Plan,

Yarra should be regarding the stronger pedestrian and vehicular linking of the two Neighbourhood Activity Centres to achieve *“open space and pedestrian integration of the two Activity Centres”*

⁸ Parliamentary Standing Committee on Railways Loan Application Act 1927 (Provision of a Vehicular subway at Heidelberg-road Clifton Hill); together with minutes of evidence and plan. A.E. Chandler Chair, C. No 5.-[9D.] 17613 Ordered to be printed 23rd December 1927. Research by C. Goodman.

3. Heritage assessments

The 3068 Group calls on Council to pass a resolution to update C231 to upgrade the significance of the following sites and apply where appropriate, apply internal controls and to notify the owners of those sites to give them an opportunity to respond before commissioning a panel hearing.

The Queens Parade Neighbourhood Activity Centre is specifically covered by a precinct heritage overlay that recognises its heritage significance as a 19th Century shopping centre. Significant buildings within the Activity Centre are, or have been, shops.

Significance upgrading is required:

- The oldest building on Queens Parade, 434-438, fmr. Northcote Arms Hotel (1853-1870).
- 192 Queens Parade, the Terminus Hotel, fmr. Scotch Thistle Hotel (1854-1862)
- 189, 193 & 197, formerly 189 - 191 Heidelberg Road.
These are the last remaining heritage places in the City of Yarra associated with the Kimpton family and their flour mills.
Refer Appendix and their brick house at No.193 (1878).
- 141, a private venture post office building, fmr. Clifton Hill Post and Telegraph Office. Designed by Twentyman and Askew and built by Campi. A milestone in the development of Clifton Hill. Refer Appendix and case study 141-148 Queens Parade.
- 336-338. '*Blondies*' Building & shops. The only 2 storey verandah shopping terrace.
- 280-356, a shopping terrace of up to 20 shops built by Jeremiah Ryan, Bacchus Marsh farmer, land and property developer (1830-1894) b. County Tipperary, Ireland and veteran of the Ballingarry 1848 separatist uprising. refer Appendix.
- Shop-fronts, cast & wrought iron verandahs, 280-356, Ryan's Buildings
- Significance upgrading including internal controls required for 127-129, a joint venture of local land agent Holgate and bricklayer Hall, fmr. Albert Hall & shops.
- Mayors Park – Significant landscape and Heritage Overlay is required.

Significance upgrading is required for

- chimneys and fireplaces,
- lining board & pressed metal ceilings,
- internal staircases to:
 - 149, Diamond,
 - 151, Child Play,
 - 153 Marigold,
 - 157, Little Tony's Pizza, Now Tarantini Restaurant.
 - 167, fmr. Ignazi,
 - 159-61, So Cutters, Campi's Buildings (refer Appendix)
 - 314, Ryan's Buildings,
 - 370, fmr. London & Chartered Bank and
 - 398, fmr. Thomas J. Dowd & Co. tailors, refer Appendix.
- Clifton Motors (former) PROV VHR H2380. *'The extent includes all of the structures formerly known as Clifton Motor Garage. It includes the 1938 Moderne structure fronting Queens Parade, as well as the former workshop and showroom spaces on the ground floor and the former residence on the first floor.'*⁹

⁹ Recommendation of the Executive Director and assessment of cultural heritage significance under s.32 of the Heritage Act 1995 22 September 2017 HERMES 200965.

Individually significant buildings that occupy corner sites

“Most Individually significant buildings are clustered at and around the junction of Queens Parade and Delbridge /Wellington Street.”¹⁰

“Most individually significant buildings occupy corner sites or are visually exposed in the open streetscape setting.”¹¹

“Most individually significant buildings are located at the eastern end of Queens Parade.”¹²

“On the south side of Queens Parade, between Wellington Street and Turnbull Street, the subdivision pattern is of a consistent depth (approximately 30-35m). There is also a greater number of sites with wider site frontage (greater than 10m). ▪ Corner allotments are typically medium or large (up to 1,200sqm) and typically accommodate retail forms as well as former and current civic/ institutional buildings.”¹³

- 89 Queens Parade, Clifton Hill Hotel, requires more protection
- 141 fmr. Clifton Hill Post and Telegraph Office requires more protection
- 274 Serong Chambers requires more protection
- 330, Timothy B. Ryan Building requires more protection
- 336-338 “Blondies” requires more protection
- 434-438 fmr. “Northcote Arms Hotel” requires more protection
- 192, The “Terminus”, fmr. “Scotch Thistle Hotel” requires more protection
- 199 fmr. United Kingdom Hotel is individually significant.

Case Study – Former Post and telegraph Office, Clifton Hill

141-149 Queens Parade Delegation Report in IDAC Agenda. Oct 2018.

Demolition

25. Demolition of the single storey portion at the rear of the existing 2-storey heritage building fronting Queens Parade, Gold Street and to the rear (southern) laneway along the ground floor.

26. Internally, within the double storey portion of the heritage building, the removal of the staircase and internal walls extending up to the first floor and roof behind the roof ridge which is visible from the street frontages

¹⁰ Hansen, op. cit., Contextual Analysis.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

27. Along the first floor of the heritage building, the removal of the staircase and internal walls and associated roof structure (60sqm approximately).

28. Note: A portion of the existing pitched roof form fronting the corner of Queens Parade and Gold Street is to be retained up to the roof ridge.

Individual significance grading for the building would have helped to retain more of the building and would highlight the intrinsic connection to the Campi buildings (same architect, same builder, similar design), of which the post office on the prominent corner was the anchor site.

Precinct Study

South side: Wellington Street to Turnbull Street

Address	Precinct	Comments & Recommendations
83-87 Queens Parade	Precinct four	Clifton Hall & Clifton Picture Theatre, later Cinema Italia An individually significant corner heritage building with side street entrance now Aikenhead Wing.
89 Queens Parade	Precinct four	Clifton Hill Hotel, individually significant corner heritage building with side street entrance
97-99 Queens Parade		fmr. Melbourne Savings Bank. Individually significant
101 Queens Parade	Precinct four	"Bendigo Bank", 2 storey bank & consulting rooms, DDO16-4 Preferred maximum building height 4 storeys
105 Queens Parade		"The Doctor's House", individually significant.
117 Queens Parade	Precinct four	4 storey shop, 'Birkenstock' shoe shop
111-121	Precinct four	2 storey shops & dwellings, previously with verandahs ¹⁴ ; contributory. DDO16-4 Preferred maximum building height 4 storeys ()
107-123 Queens Parade	Precinct four	2 storey shops & dwellings, no verandah contributory DDO16-4 Preferred maximum building height 4 storeys (18m)
127-129 Queens Parade	Precinct four	fmr. "Albert Hall" and Masonic Hall, later "Samaritan Social Club", W. D. Holgate ¹⁵ & Wm. Hall ¹⁶ , 1888-1927, 2 storey meeting rooms 4 storey public hall of Individual Significance. DDO16-4 Preferred maximum building height 4 storeys (18m)
185-187 Queens Parade	Precinct four	Raven W G, undertaker individually significant
149-167 Queens Parade	Precinct four	"Campi's Buildings", ten 2 storey shops & dwellings, designed by Twentymen and Askew between 1884 and 1886, 8 extant. An individually significant heritage building, DDO16-4 Preferred maximum building height 4 storeys (18m)
141 Queens Parade	Precinct four	fmr. Clifton Hill Post and Telegraph Office, 1883, architects Twentymen and Askew, An individually significant corner heritage building with side street entrance.

¹⁴Main Street, Clifton Hill c1887, postcard, CHS

¹⁵1888; Holgate, William D.; estate agent; Holgate, William D; Albert Hall

¹⁶Sullivan, Melbourne and Its Metropolis, Vol.2, p.640

North side: Wellington Street to 406 Queens Parade

270 Queens Parade	Precinct four	Fmr. National Bank, constructed in 1886 to the design of architect W. A. Tyree, of particular interest is the recessed loggia on the first floor level, and the sculptural group on the pediment. ¹⁷ An individually significant corner heritage building with side street entrance
274 Queens Parade	Precinct four	2 storey Neo-Egyptian style offices & dwelling on big frontages, with colonnade in antis & pediment, fmr. Bill Serong LLB. chambers, garage & shops
284 Queens Parade	Precinct four	3 (now 2) storey red brick with render dressings to semi-circular upper windows. fmr. R D Hooper's furniture auction rooms & storage. Was the highest building in the 19 th .C shopping centre, being level with the incomplete St John's Church (1887), ¹⁸ . Top story removed after a fire. fmr. "Sustenance", shop and therapy rooms, now, "Biba on Queens Parade",
280- -330; 296 305,326 excluded Queens Parade	Precinct four	Ryan's Buildings, (1884-1887), 20 two-storey rendered brick shop & dwellings with rectangular and semi-circular "rosette" upper windows & gable parapets. In 1890: listed as Nos. 304, 306,308,310, 312,314, 316, 318,320 and 324 Queens Parade. ¹⁹ An individually significant heritage building. DDO16-4Preferred maximum building height 4 storeys
342-356 Queens Parade	Precinct four	"Ryan's Buildings", A row of rendered brick double storey shops built in 1889 by Jeremiah Ryan, a farmer from Bacchus Marsh, who was a major property developer in North Fitzroy and Clifton Hill, in tribute to his extensive property holdings, he was referred to in newspapers as "the king of Clifton Hill". ²⁰
308, 310; 312, 314,318, 320, 322, Queens Parade	Precinct four	No.314, "Ryan's Buildings 1884", shop & residence is the highest of the shopping terraces on Queens Parade and has the most distinctive outline, with a broken triangular pediment set in a balustraded parapet. No.314, possibly the centre of a shopping terrace, has the most elaborate ornamentation of the shopping terraces on Queens Parade. Each upper window has a projecting hollow pediment over decorated lintels and architraves and has a swag on a tablet under each window sill. Shopfront glazing and brass frame is early or original. No.314 was occupied by a tobacconist and hairdresser whose ghost signs on the front wall read: " <i>Craven A, open 7 days</i> " An individually significant heritage building, now Cellini's Workshop. No.348, now Queens Parade Vineyard is similar and possibly the centre of a shopping terrace. DDO16-4Preferred maximum building height 4 storeys (18m)

¹⁷Historic North Fitzroy, The Fitzroy History Society

¹⁸Main Street, Clifton Hill c1887, postcard, CHS.

¹⁹'Fitzroy City Council', Fitzroy City Press, 5 Dec. 1890, p.2

²⁰Historic North Fitzroy, The Fitzroy History Society

330 Queens Parade	Precinct four	Timothy B. Ryan Building, fmr. 2 storey consulting rooms 1884. ²¹ , now "Baker's Delight". An individually significant corner heritage building with verandah and side street entrance DDO16-4Preferred maximum building height 5 storeys (18m)
336-338 Queens Parade	Precinct four	" <i>Blondies</i> " corner, 2 storey shop & dwelling, originally had a two-storey return verandah. ²² An individually significant corner heritage building with side street entrance DDO16-4Preferred maximum building height 5 storeys (18m)
340 Queens Parade	Precinct four	Single storey shop
342-356 Queens Parade	Precinct four	Ryan's Buildings, (1884-1887), 20 two- storey shop & dwellings. In 1890: listed as Nos. 304, 306, 308, 310, 312, 314, 316, 318, 320 and 324 Queens Parade Ryan's Buildings, (1884-1887), 20 two- storey shop & dwellings. In 1890: listed as Nos. 304, 306, 308, 310, 312, 314, 316, 318, 320 and 324 Queens Parade. An individually significant heritage building.
356 Queens Parade		Ryan's building with pizza signage, fmr. Mondo Bella, later Queen Margarita pizza restaurant.
360-362 Queens Parade		Single store warehouse & shop,, underdeveloped, poss. development site, Cinori Shoes, Clifton Hill
364 Queens Parade		2 storey shop & dwelling, Zac's Pet Supplies & Grooming
366 Queens Parade	Precinct four	Single store warehouse & shop,, underdeveloped, poss. development site Inspirations Paint, Clifton Hill
370 Queens Parade	Precinct four	fmr. The London Chartered Bank, built in 1889, architects Oakden, Addison and Kemp. It is the most notable example of Queen Anne bank architecture in Melbourne and with its tower is admirably suited to its corner site. ²³ , now Mien Natural Therapies,
376 Queens Parade	Precinct four	" <i>Kingdom Cycle Works</i> " ²⁴ , 1904 2 storey shop & dwelling Theodore Sabelberg, (1844-1910) Mechanical Engineer. DDO16-4Preferred maximum building height 4 storeys ()
380-392 Queens Parade	Precinct four	" <i>Ashbourne Buildings</i> ", (1900-1915) 1,05 sq m., No. 392, on cnr. of lane, has return parapet and colonette, now Bristol Paint & Decorating Centre highly utilised, but location subject to technological change. How much paint needs to be stored in CH?
390 B Queens Parade, no street frontage	Precinct four	5,500 sq m. of single storey warehouses, paint supplies, highly utilised, but location subject to technological change. , underdeveloped, poss. development site
392 Queens Parade		Single storey shop, Cookshop Rotisserie
398 Queens Parade	Precinct four	2 storey shop & dwelling, fmr. Thomas Dowd & Co. tailors, nw <i>The Sacred Fig</i> , restaurant.
404-406 Queens Parade	Precinct four	" <i>Brooks Buildings</i> " DDO16-4Preferred maximum building height 5 storeys (18m)

²¹ Main Street, Clifton Hill c1887, postcard, CHS.

²² Main Street, Clifton Hill c1887, postcard, CHS.

²³ Historic North Fitzroy, The Fitzroy History Society

²⁴ Ibid.

¹ 'Fitzroy City Council', Fitzroy City Press, 5 Dec. 1890, p.2

Address	Precinct	Comments & Recommendations
434-438 Queens Parade	Precinct five	cnr. Rushall Crescent, hotel, 2 storey render with bluestone dressings, fmr. "Northcote Arms Hotel" (1853-1870) ²⁵²⁶
434-438 Queens Parade	Precinct five	Cnr. Rushall Crescent, hotel, 2 storey masonry, render with bluestone dressings, fmr. " <i>Northcote Arms Hotel</i> " was listed as such in in the 1870 directories... between 1853 and 1859 it was listed as the Egremont Hotel 1859 and 1864. And reverted to its original name in 1868 ²⁷
476 Queens Parade	Precinct five	"Metropolitan Tramways & Omnibus Company" office
192 Queens Parade	Precinct five	2 storey 18 room bluestone hotel, the "Terminus", fmr. "Scotch Thistle Hotel"(1854-1862) ²⁸ On 22 March 1854 John McLean applied for a liquor license for a hotel to be located on Plenty Road, Northcote (now Queens Parade, Clifton Hill). McLean owned a number of blocks of land on the west side of Plenty Road and it was on the block closest to the creek that he built a bluestone hotel, the Scotch Thistle. It was a substantial, two storey building of 18 rooms. The Plaque on wall of Terminus Hotel for the license of the first hotel on this site, John McLean of the Scotch Thistle Hotel.
470-474 Queens Parade	Precinct five	Clifton Hill and Northcote United Friendly Societies Dispensary (1914)

The upper end of Queens Parade and Precinct 5 was subdivided earlier than the Clifton Hill and North Fitzroy Town plans. Section 16 is now the Dummett Crescent precinct.

²⁵ <http://heritage.darebinlibraries.vic.gov.au/article/5>

²⁶ heritage.darebinlibraries.vic.gov.au/archiveimage/1306

²⁷ Darebin Heritage, [Northcote Arms Hotel](#)

²⁸ <http://heritage.darebinlibraries.vic.gov.au/article/728>



Figure 1 Township of Northcote 19 October 1853. Vale Collection, State Library of Victoria. Reproduced in HALF-DROWNED OR HALF-BAKED ESSAYS IN THE HISTORY OF NORTH FITZROY, Lewis, M. December 2017

Queens Parade's oldest buildings

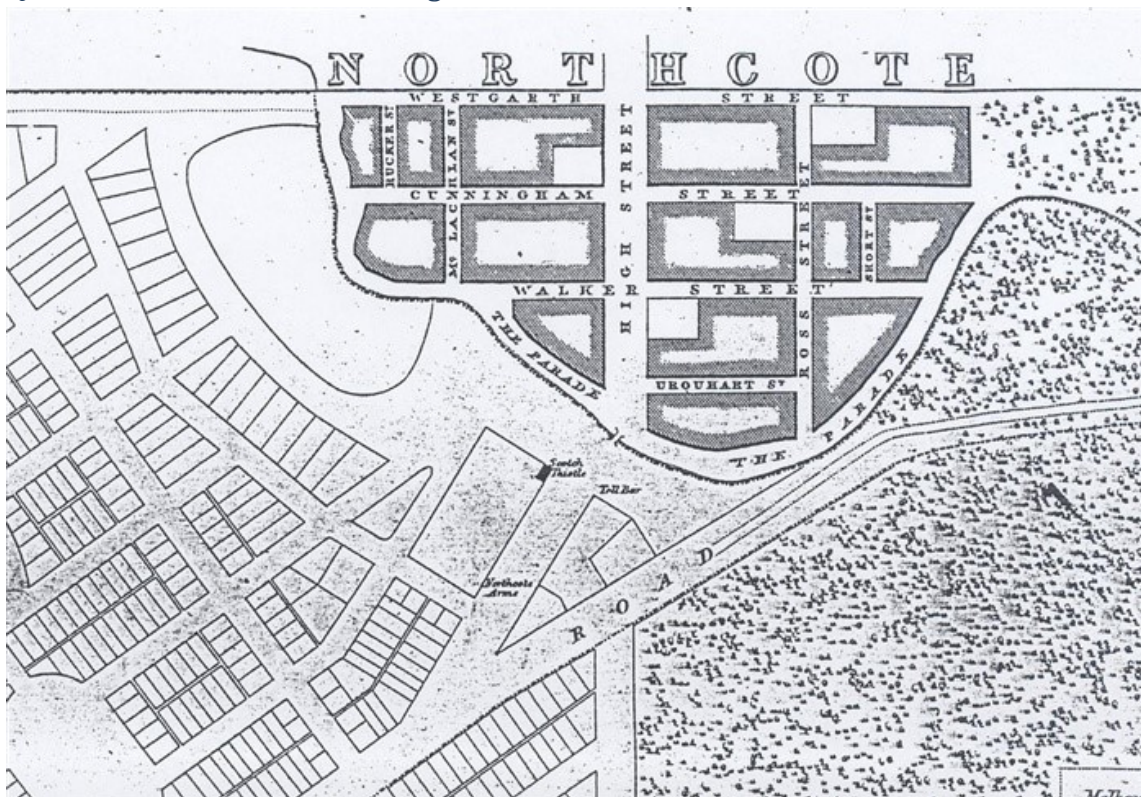


Figure 2 Map of Northcote Arms and Scotch Thistle hotels, c1855²⁹

²⁹ <http://heritage.darebinlibraries.vic.gov.au/archiveimage/1306>

Mayors Park Heritage Overlay

Mayors Park requires both heritage and significant landscape overlay protection.

A draft Statement of Significance for the park is included in the appendixes. A Mayors Park History is provided under separate cover.

4. Design and Development Overlay DDO16

The 3068 Group generally supports the policy and objectives of the Design and Development overlay. However, the proposed controls will work against those objectives.

Precinct Guidelines

Schedule 16 to Clause 23.02 Design and Development Overlay DDO16 Queens Parade

The Local Planning Policy Framework (LPPF) sets out the **planning and strategic context** at the municipal level and provides **vision and policy guidance** specific to the context of the City of Yarra

- **Policy** provides further guidance on the heritage **outcomes** expected through new development.³⁰
- **Require** development within Yarra's activity centres to respect and not dominate existing built form (Strategy 21.1).³¹
- **Schedule 16 to Clause 23.02 Design and Development Overlay DDO16 Queens Parade**
- *General design objectives ... To ensure that the overall scale and form of new buildings provides a suitable transition to low scale residential areas and protects these properties from unreasonable loss of amenity through visual bulk, overlooking and overshadowing.*

The planning tools proposed do not deliver this!

C231 - DDO16 recommends a mandatory maximum building height of 21.5 metres for Precinct 4. This is described as 6 storeys.

³⁰ Hansen Partnership, op. cit., p.7 Contextual analysis, local planning policy framework, LPPF

³¹ Ibid.

Six stories is excessive. A maximum building height of 4 storeys, with an 8 m setback is necessary to achieve the objectives. This is confirmed in the consultant's recommendations.

Six storeys is not found in the Expert Consultant's Advice. The guidelines called for Maximum Building Heights of **"4 storeys, or 13m"**.³² For the Precinct Guidelines,

Built Form Element	Requirements	Objectives
Building height	<ul style="list-style-type: none"> 4 storeys/ 13m (mandatory maximum) 	To realise a moderate infill redevelopment that respects the heritage and streetscape value of the precinct.
Upper level front setback	<ul style="list-style-type: none"> 8m from the façade line (mandatory minimum) Upper level setback to corner sites to be assessed subject to heritage significance. 	<ul style="list-style-type: none"> To reinforce the heritage values of the precinct, including the traditional street wall. To retain views to the St John's complex and other significant heritage buildings. To ensure a suitable transition to residential land to south and east.
Setback(s) from side boundary	<ul style="list-style-type: none"> 0m ResCode Standard B17 at interface with residential land. 	
Setback(s) from rear boundary	<ul style="list-style-type: none"> ResCode Standard B17 	

C231 Schedule 16 to Clause 43.02 Design & Development Overlay includes:

"General design objectives

- To recognise and respond to the distinct character, heritage streetscape and varying development opportunities defined by the five precincts along Queens Parade,*
- To support a new mid rise character behind a consistent street wall in precincts 2-5.*
- To ensure development respects the architectural form and qualities of heritage buildings and streetscapes and maintains the visual prominence of the St John the Baptist church belfry and spire, the former ANZ Bank building, the former United Kingdom Hotel and the former Clifton Motors garage.*
- To ensure new development responds to the grand, tree-lined boulevard character of Queens Parade."*
- To ensure that the overall scale and form of new buildings provides a suitable transition to low scale residential areas and protects these properties from unreasonable loss of amenity through visual bulk, overlooking and overshadowing."*

³² Queens Parade Built Form Character Areas, part of Hansen Built Form Review Draft p.36. Amendment C229 Queens Parade Interim Planning Controls. Refer to Appendix.

The object to *'support a new mid rise character behind a consistent street wall'* is **not consistent with the policy** to *'recognise and respond to the distinct character, heritage streetscape and varying development opportunities.'*

'maintain the visual prominence' **needs to be applied to the entire significant heritage streetscape.**

While residential development must be supported, it should not be an objective to support a change of character. Particularly in precinct 4.

*"higher density housing in neighbourhood activity centres is encouraged to fit the context and enhance the character of the area"*³³

This does not envisage supporting a change to the character. Even four storey developments will and do change the character. Some development is acceptable but the change of character is a regrettable side effect, not a policy objective.

We are told that *The Queens Parade Built Form Heritage Analysis & Recommendations*³⁴ informs this amendment. Part III *"contains specific built form recommendations to ensure heritage places and values are appropriately managed within a changing Activity Centre. The specific recommendations are informed by modelling prepared by Hansen Partnership."*

GJM Heritage *'Tested built form parameters for new development against the existing fabric of Queens Parade through modelling prepared by Hansen Partnership.'*

GJM first applied the commonly adopted tool of a preferred ratio of $\frac{3}{4}$: $\frac{1}{4}$ street wall view of new built form through the following design objective:

- Be designed to ensure that it occupies no more than one quarter of the vertical angle defined by the whole building in the view from an eye-level of 1.7 metres on the opposite side of the street, as illustrated in Figure 1 below.

They were unable to accept the results, *'As Queens Parade is a boulevard of approximately three times the width of Sydney Road, the $\frac{3}{4}$: $\frac{1}{4}$ guidance in DDO18 is not considered to be a useful model. From the opposite side of the boulevard, the street wall appears in close to true elevation, making upper level "concealment" of new built form from this distance extremely challenging.'*

This should have been a warning that upper level development in Queens Parade precinct 4 is more reckless here than in other sensitive streetscapes. Instead, the consultants abandoned the framework and relied instead on the Hansen Modeling.

The Hansen Modelling in precinct 4 is *"Based on heritage 'visibility' test requirement of maximum 1:1 ratio (1 part heritage to 1 part new upper levels), viewed from the opposite side of Queens Parade (60m width), the recommended minimum 6m setback from Queens Parade*

³³ Abbotsford Joint Venture Pty Ltd v Yarra CC. op. cit.

³⁴ Queens Parade Built Form Heritage Analysis & Recommendations, GJM Heritage, December 2017.

frontage can comfortably accommodate development height of up to 18m on this site” CASE STUDY 02: Precinct 4.

CASE STUDY 01: Precinct 4 “Based on heritage ‘visibility’ test requirement of maximum 1:1 ratio (1 part heritage to 1 part new upper levels), viewed from the opposite side of Queens Parade (60m width), the recommended 6m setback from Queens Parade frontage will allow development height of up to 18m to be accommodated on the site”

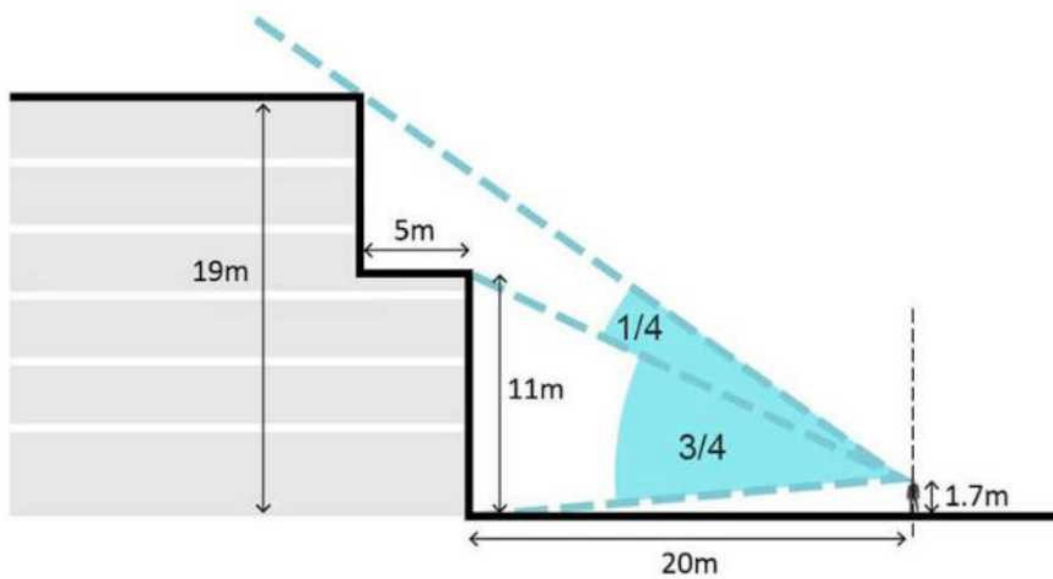


Figure 3 Mandatory 6m and Upper Level Setbacks in Sydney Road Moreland DDO18 Gazetted 2016

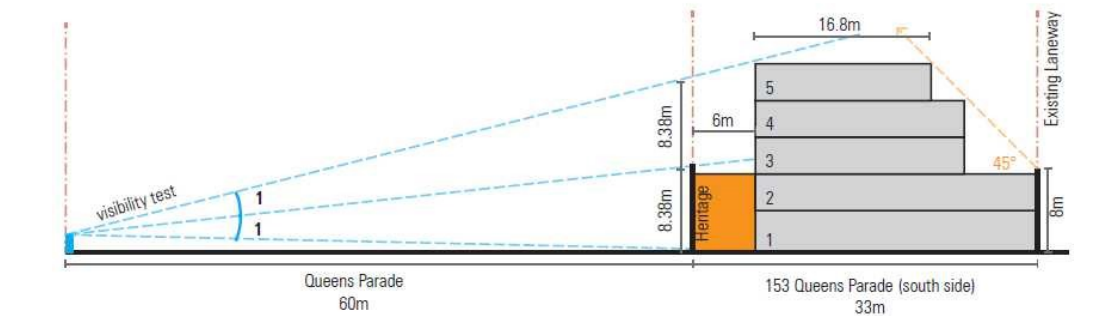


Figure 4 Hansen Modelling - CASE Study 01 Precinct 4.

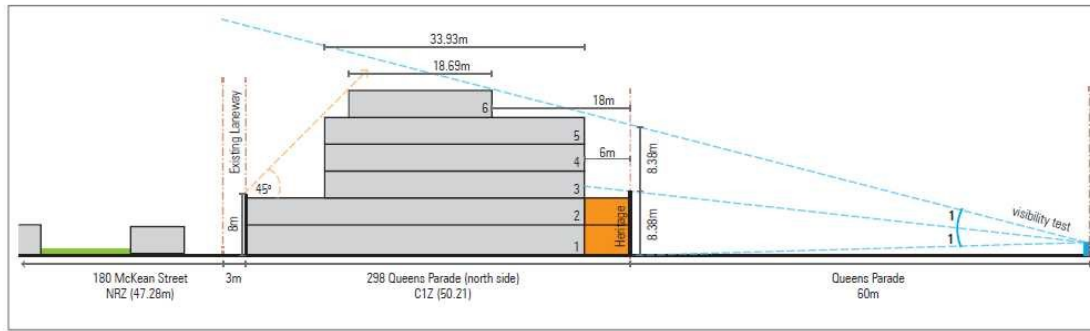


Figure 5 Hansen Modelling - CASE Study 02 Precinct 4.

The Hansen Modelling shows that for new upper level development to be “designed to ensure that it occupies no more than one quarter of the vertical angle defined by the whole building in the view from an eye-level of 1.7 metres on the opposite side of the street” the fifth storey would be completely unacceptable and the fourth story, would need at least an 8m setback. The larger setback would have the added benefit of conserving the magnificent chimneys on these buildings.



Figure 6 141-147 Queens Parade – Elevation

Elevations for 141-147 Queens Parade proposal show Campi Terrace ceiling is 8.38m and the parapet is at 9.48m. However the modeling has chosen 153 which has a central parapet that hides more of the upper-level additions than would be normal.



Figure 7 153 Queens Parade

The modelling presented shows completely unacceptable results.

Hansen has based the modelling on GJM's 1:1 heritage visibility test and the heritage consultant is basing the heritage guidelines on the modeling. No one wants to own it. There is no theoretical framework or basis for these recommendations except the fear of proposing less than the number of stories that a planning panel will endorse.

The heights have increased and the setbacks reduced from the original advice to arrive at a figure that has no justification in urban design or heritage analysis.

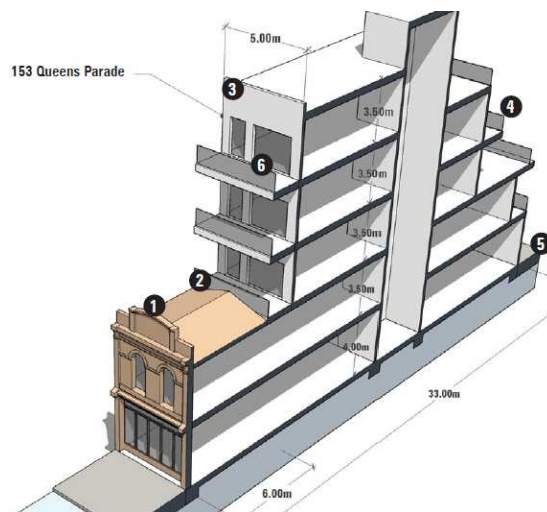


Figure 8 Hansen Model 153 Queens Parade

No one has explained how this model prediction could possibly meet the precinct guidelines?

- Reinforce the heritage value of the precinct and support the retention of the traditional facade.
- Retain the primacy of significant heritage form on Queens Parade.
- Support infill development behind the traditional street wall that contributes positively to the urban character of Clifton Hill.
- Ensure appropriate transition in scale to sensitive interfaces.

- Encourage future vehicular access and services be provided of existing laneway.
- Ensure high quality and sympathetic upper level elevations that are exposed to the public domain.

Draft and Final Built Form Framework

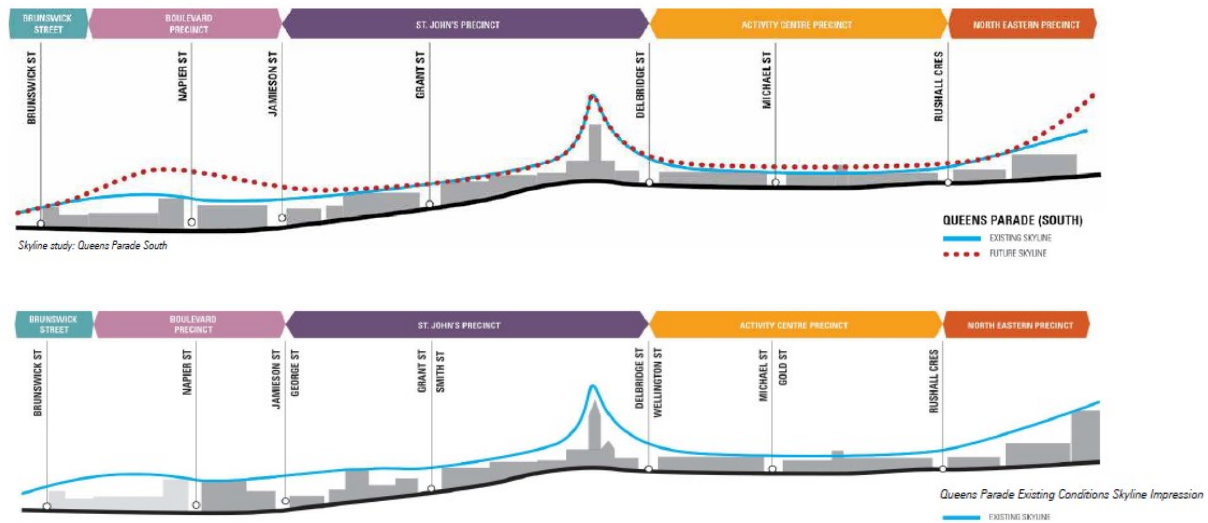


Figure 9 Draft (Above) and Final (Below). The proposed heights shown as a dotted red line in the draft study have been removed from the final study so only the existing heights are shown.

The above skyline shows where new development would be concentrated. In precinct 4 the new heights are about 1/3 above the existing heights. The line now would be 50% higher.

Precinct 4: Activity Centre Precinct

Recessive upper level redevelopment behind a diverse heritage commercial streetscape.

The diverse arrangement of heritage buildings (varied eras, scale, subdivision grain and profile) in the Queens Parade, Clifton Hill NAC will be retained as the predominant feature, with the potential for recessive upper level redevelopment. Sympathetic upper level infill will reinforce the subdivision grain of the streetscape and transition down to residential abutments to the rear. The profile of upper level redevelopment should acknowledge the importance of significant heritage corner forms.

Summary of preferred outcome

- Anticipated change: moderate
- Preferred typology: mid rise infill (maximum building height: 4 storey, or 13m).

Precinct 4: Activity Centre Precinct

Recessive upper level redevelopment behind a heritage commercial streetscape.

The diverse arrangement of heritage buildings (varied eras, scale, subdivision grain and profile) in the Queens Parade, Clifton Hill NAC will be retained as the predominant feature, with the potential for redevelopment to include additional upper level. Sympathetic upper level infill will reinforce the street wall definition, subdivision grain of the significant streetscape and transition down to residential abutments to the rear. The profile of upper level redevelopment should acknowledge the importance of significant heritage corner forms and retain key view line to the local landmark (former ANZ Building).

Summary of preferred outcomes

- Anticipated change: moderate.
- Preferred typology: mid rise infill.
- Preferred maximum building height: 18m.

Figure 10 Draft for C229 (Left) and Final for C31 (Right). Neither aligns with the proposed DDO16

The study changed from 13m maximum to preferred 18m. The DDO controls added another storey.

Case Study 139 Queens Parade, Clifton Hill; Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT537

In 139 Queens Parade, Clifton Hill; *Intellect Projects Pty Ltd vYarra CC. 2012 VCAT 537* Member Sibonis dealt with the issue. **Is the development at 139 Queens Parade, (the fmr. Normanby Hotel) an acceptable response to the review site's context?**³⁵

"Having inspected the site and surrounds, I agree with the submissions of the Council and the residents that the proposed fourth level will dominate the hotel building. It will detract from the building's prominence within, and contribution to, the heritage precinct. It does not achieve a satisfactory level of compliance with the Heritage Policy.

"The hotel is an important building within the context of the Queens Parade Heritage Overlay. This is recognised by its classification as 'individually significant'. It is a highly visible structure, and like other corner buildings, has an obvious prominence due to its corner location and the width of Queens Parade in particular. The upper level, which wraps around the hotel, is not sufficiently recessed to allow this prominence to be retained. It is too close to the Queens Parade frontage, the Gold Street sidage, and the hotel building itself. It needs to be reduced in size and set back further from all these interfaces. This is to minimize the impacts of the built form on the streetscapes, and to ensure that the contribution of the hotel building to the heritage precinct is not compromised.³⁶

"I am not suggesting that this level will need to be invisible. Indeed this could not be achieved given the width of Queens Parade. I am not saying a fourth level could not be supported on the land. Its activity centre context makes such a scale a possibility but the way in which it is achieved must be strongly influenced by heritage considerations. If a fourth level is to be accommodated on the land, it should be positioned towards the south-west portion of the site, where it will be well set back from the streets and from the hotel. It needs to have a meaningful recessive appearance and to be a genuine minor element of the overall development..."³⁷

"The other key heritage consideration is the acceptability or otherwise of the proposed development as an infill building within the Queens Parade and Gold streets streetscapes.³⁸ The residents expressed particular concern in respect of the interface of the proposed development with the neighbouring single-storey dwelling in Gold Street. The argued that it should step down to a two-storey form in this location. Similarly, there are concerns in relation to the interface of the proposed Queens Parade façade with the hotel building. This façade is approximately 1.4 metres higher than the hotel and is separated by a distance of some 2.4 metres, created by a recess at the first and second floor levels. ...

"submissions of Ms. Keeble and the 3068 Group detailed a number of concerns in relation to

³⁵ *Intellect Projects Pty Ltd vYarra CC. 2012 VCAT 537*, Reasons, pars. 20-21

³⁶ *ibid*

³⁷ Reasons op. cit. par22

³⁸ Reasons,op. cit. par.23

the infill elements. Key amongst these are the height in the streetscape (which it was said is accentuated by the glazed balustrade of the top floor that extends to within 2.0 metres of the frontage.): ...³⁹

“I have not been persuaded that the development represents an acceptable infill response to the respective streetscapes – principally Queens Parade. Turning first to Gold Street I consider that overall the development represents an acceptable residential character. Its balcony elements, more exposed as they are when compared to the Queens Parade elevation, pay sufficient regard to the surrounding residential context which has examples of balconies and verandahs within the broader neighbourhood ...

“I also consider that the building façade should be lowered to not exceed the height of the hotel building’s eastern elevation. This would assist in maintaining the prominence of the heritage building in the Gold Street streetscape and achieve a more obvious sense of transition to the lower scale residential precinct that lies to the south.⁴⁰

141-148 Queens Parade, Clifton Hill ‘Clifton Warehouse’ PLN170718



Figure 11 PLN170718 - 141-147 Queens Parade - S57B Plans.

139 Queens Parade is shown on the right. Recommendation for approval. Carried unanimously by IDAC committee.

Height: 14.981m above NGL.

Upper level setbacks: 6m from Queens Parade and Gold Street.

At this scale of development, the prominence of the former Normanby hotel and former Clifton Hill Post and Telegraph station and the adjoining Campi Terraces are diminished.

These two case studies demonstrate that a four-storey development, even with upper level setbacks and good design, will still find it difficult to achieve the objectives of the planning scheme to not diminish the heritage significance of Queens Parade.

In this case the opportunity to visually link Campi’s buildings on each side of the infill development was missed due to insufficient heritage grading. Also, as the former Post and Telegraph Office is only contributory, a permit to demolish the staircase was issued.

³⁹ Reasons op. cit., par. 25

⁴⁰ Reasons op. cit., par.28

5. Residential Amenity

The proposed controls seek to exploit the residential amenity of Yarra's typical narrow fronted single storey Victorian era verandah cottages on allotments to the south and north.

As noted in the Hansen Report ⁴¹, *"Along Newry, McKean and Hodgkinson Streets, residential allotments are generally 'small' to 'medium' in size (below 600sqm). Private open space for properties fronting these streets is often accommodated within the rear garden of varying sizes and configuration. Residential lots fronting local side streets are typically orientated east-west, typically separated from the commercial spine by existing laneways. Allotments are typically small (less than 300sqm). Interface to existing laneway are often presented with side elevation with, or without habitable windows."*

One and two-storey Victorian-era houses to the north will be exploited:

In McKean Street 12 properties affected. 46m deep⁴²

In Howe Street 4 properties affected.

One and two-storey Victorian-era houses to the south will similarly be exploited, but are further vulnerable to loss of solar access.

- Wellington Street to Gold Street, 15 properties 35m deep are affected,⁴³
- Gold Street to Turnbull Street, 11 properties 30m deep are affected.⁴⁴.

East-West facing properties:

- Turnbull Street Nos. 1A, 3,5,7.
- Wellington Street Nos. 74A, 474, 476, 478, (8 properties affected).

Nothing less than complete screening of overlooking, regardless of distance and daily access to 12 hours of sunlight is required.

Our studies of recent applications show that development must be lower than 5 stories for this to occur.

It is the 5th Floor that is unacceptable on a net community benefit and loss assessment. The current development at 139 Queens Parade, now at 4 floors, illustrates how detrimental to the amenity of the whole area a 5th. floor would be.

⁴¹ Hansen op. cit, p.23, Contextual analysis, Subdivision Pattern, Residential Edges,

⁴² 216,218, 220,224,228,230, 234, 238, 240, 242, 244, 250

⁴³ vis. Nos. 60, 60A, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, -90

⁴⁴ vis. Nos.,104, 106, 108, 110,112, 114, 116,118, 120, 122, 124,126

Case studies for consideration of residential amenity impacts

139 Queens Parade, Clifton Hill; Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT537

In 139 Queens Parade, Clifton Hill; *Intellect Projects Pty Ltd vs Yarra CC. 2012 VCAT 537*

Member Sibonis dealt with the issue, Will the development at 139 Queens Parade, (the fmr. Normanby Hotel) have an unacceptable impact on the amenity of neighbouring land at 245 Gold Street, residence of Ms. R Adams.

“Ms Adams secluded private open space is situated on the south side of her property where it is separated from the review site by her dwelling. Shadow cast by the development will not extend to this part of her land although there may be some shadow impact on her drying area/service courtyard. I am not persuaded that this represents the same sensitivity as would be the case if it were part of her principal outdoor recreation space. I do not believe that any impact on this space would compromise a resident’s enjoyment of this property to the extent that the development should be amended to reduce its overshadowing effect.”⁴⁵

On overlooking:” The plans show that the windows closest to Ms Adams’ service yard are associated with bathrooms and will have a sill height of 1.7 metres above floor level .Aside from the observation that screening of non-habitable rooms is not warranted . there is no justification for any further treatment of these windows in response to overlooking concerns.”⁴⁶

“On loss of daylight, there are no windows on Ms. Adams’s property that have a direct outlook towards the review site. Her principal bedroom has a window that faces west. The second bedroom that is on the upper level, has both east and west facing windows. All windows face spaces that are open to the sky and have a minimum separation from the development by a distance equal to the width of the intervening laneway. The bedrooms should therefore continue to receive adequate daylight ...

“I am unable to conclude that the impacts warrant modification or refusal of the application.”⁴⁷

141-148 Queens Parade, Clifton Hill ‘Clifton Warehouse’ PLN170718

Attachment 2 - PLN170718 - 141 - 147 Queens Parade, Clifton Hill - Advertising S57B –

⁴⁵ *Intellect Projects Pty Ltd vYarra CC. 2012 VCAT 537* , par.34

⁴⁶ *ibid.*

⁴⁷ *ibid*

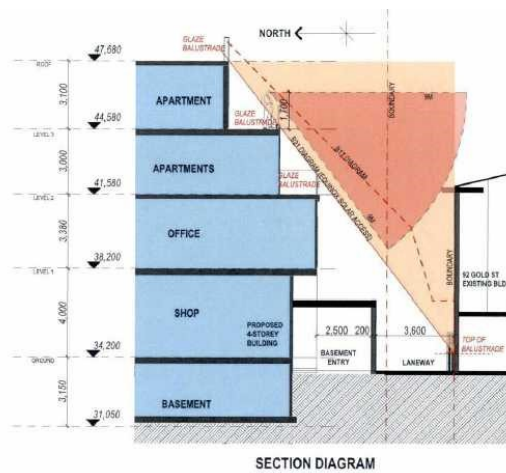


Figure 12 PLN170718 - 141-147 Queens Parade - S57B Plans.

Height: 14.981m above NGL.

Residential sites and sensitive uses to the south of the proposal will experience significant impacts at this scale (4 stories with setbacks). A fifth storey (not proposed here) would have a negative net community benefit.

Delegation Report

19. 'A planning consultation meeting was held on the 11 September 2018 and was attended by the applicant, 1 objector and Council Officers. The main area of discussion related to overlooking from the southern side of the building, across the 3.6m wide laneway to the residential property to the south. In response to the overlooking concerns and discussions had, the applicant agreed that should a permit be issued, a screen could be incorporated along the southern portion of the second floor terrace associated with Dwelling 3, fronting Gold Street. And should a screen not be acceptable, a planter box could be incorporated instead.'

20 'A full assessment against overlooking associated with the proposed design response will be discussed later in this report'

146. 'The two upper levels are to sit as a cap to the overall building, completing the architectural form. The services on the roof have been appropriately sited and screened by the balustrade associated with the roof top terrace, so that they do not detract from the overall architectural response of the proposal and will not be read as part of the building. With an overall height of 14.8m, the building sits well below the maximum mandatory height of 21.5m identified and envisaged under the DDO currently affecting the subject site.'

6. Appendices

Mayors Park Draft Statement of Significance

Draft Statement of Significant - by The 3068 Group Inc.

Why is it Significant?

Historically

For its historic connection to the original plan for Clifton Hill.

Mayor's Park's significance is derived from the original plan of subdivision for Clifton Hill and North Fitzroy. Clement Hodgkinson in 1864 created the triangular parks (including Mayor's Park, Raines reserve, and the small reserve beside Napier St, to solve the problem of reconciling the diagonal of Heidelberg Rd with the regular north south subdivision pattern of Smith St, Hoddle St and Ramsden St.

A reservation created as part of the original plan of allotments for Clifton Hill by Clement Hodgkinson. As a solution to the triangular allotments created by the non-grid alignment of The Heidelberg Road.

“Collingwood has an uneven distribution of public parks with Clifton Hill being the favoured area having a higher proportion of accessible open space than many parts of inner Melbourne. The parks and places of historic significance are:

- *Darling Gardens*
- *Mayors Park (excluding more recent works)*
- *Alexandra Parade median*
- *Victoria Park - Collingwood Football Ground*
- *Gahan's Reserve”*

[A. Ward, *Collingwood Conservation Study* 1989, pg. 18]

“While much of Richmond, Fitzroy and Collingwood had been laid out by speculators anxious to increase profits, Clifton Hill was a professionally laid out suburb. Clement Hodgkinson, as Victorian Assistant-Commissioner of Crown Lands and Survey (1861–74), was responsible for the government subdivisions of Carlton (1860), North Carlton, North Fitzroy and Clifton Hill (1865–9), Hotham Hill (1866), South and North Parkville (1868–9). Under his supervision, suburban planning employed the grid system used by Robert Hoddle, Hodgkinson's predecessor.

“Consequently, Smith, Wellington and Hoddle Streets were extended north to connect with Heidelberg Road (now Queens Parade), and planning of Clifton Hill proceeded on a more

organised basis than that of the remainder of the municipality, including reservation of land for public recreation purposes."

[Collingwood Conservation Study, op.cit. p.164]

The name 'Mayor's Park' was created with the subdivision that created Clifton Hill.

The name was used report the first land sales in 1866 when the only other landmark was the gas works. "TOWN LOTS. East Collingwood, County of Bourke, parish of Jika Jika, situated on the Heidelberg-road, between the Gas-works and the Mayor's Park."

[CROWN LAND SALE. (1866, September 19). The Argus p. 5. from <http://nla.gov.au/nla.news-article5773737>]

In 1866, The Borough of East Collingwood called for tenders for fencing the "Mayor's Park."

[Advertising (1866, June 27). The Argus p. 3 <http://nla.gov.au/nla.news-article5766263>]

"A letter was received from Mr. T. Bambier asking permission to use the mayor's park for grazing purposes. It was decided to advertise that the park would be open for grazing purposes for one year."

[BOROUGH COUNCILS. (1867, May 23). The Argus, p. 7. <http://nla.gov.au/nla.news-article5767676>]

"The report of the Public Works Committee recommended that the night soil should be trenched into the public reserves, the Mayor's Park, and Darling Gardens, on the same principle as that used in Prince's Park ; also that stringent stops should be taken to prevent nightmen from depositing soil on private properties without permission of the council. The report was adopted"

[BOROUGH COUNCILS. (1868, April 13). The Herald, p. 4. <http://nla.gov.au/nla.news-article244956289>]

By November 1868, Mayor's park is "just fenced-in and on the eve of plantation. Houses are going up with astonishing rapidity in this locality."

[Advertising (1868, November 30). The Argus p. 2. <http://nla.gov.au/nla.news-article5833613>]

In 1876, an editorial piece raised concerns that the park was leased for grazing and not developed for its intended purpose – park and recreation. The author suggests the park was named after the chief magistrate.

[THE MAYOR'S PARK. (1876, September 23). Mercury p. 5. <http://nla.gov.au/nla.news-article58154224>]

For the views that link Clifton Hill Railway Station, Queens Parade, especially the Former ANZ Bank and terrace shops on the north side of the parade, the Darling Gardens and Heidelberg Road, especially the former United Kingdom Hotel.

When opening the Mayors Park Tennis Pavilion in [December, 1929](#). Cr. Eastman was quoted as “They call this part of the district the Toorak of Collingwood”. This phrase was used 43 years earlier by the Collingwood Mercury, 29 October 1886 to describe Clifton Hill.

For the 1927-29 Public Park Landscape Design with Canary Island Palms and the 1929 Tennis Pavilion. The park complements and links the art deco developments in the precinct including:

- United Kingdom Hotel
- Clifton Motors
- Clifton Hill Post Office
- 27 Turnbull St
- Houses on North Terrace
- Canary Island Palms and Tennis Pavilion in the park.

For the 19th Century Row of Elms along Hoddle Street. The southern-most specimen on the park is registered as a significant tree in Yarra’s Significant Tree Register. This register has no weight in the Yarra Planning Scheme and is not taken into account in planning decisions.

These elms are remnants from “*A double line of trees parallel to the metal in Hoddle street are on the road so that area cannot be included in any improvement scheme because that area may be required at no very distant date for road purposes.*” City Surveyor W.E. Thomson.

[MAYOR'S PARK (1927, July 28). The Herald p. 30. from <http://nla.gov.au/nla.news-article243964285>.]

For the mature stands of Canary Island Palms, that are also feature in Darling Gardens, Rushall Reserve, Gahan Reserve and much of the Clifton Hill to Jolimont Railway reserve.

For the “efforts of the Hon G.D. Langridge [Mayor of Collingwood], the Clifton Hill [railway] terminus, which was to have been in Mayor’s Park, will be extended in accordance with the Bent Railways proposal to Johnston Street.”

[The Mercury and Weekly Courier October 25, 1884, research by G. D. Loughlin]

For the memorial to the victims of the Hoddle Street killings. This memorial of eucalypts is planted on opposite sides of Hoddle Street.

[Clifton hill community gathered for a memorial service of reconciliation at the site, 18th Oct 1987]

For its role linking east and west Clifton Hill, both before and after the 1957 overpass.

For the historic pathway alignments linking east and west Clifton Hill.

For the pedestrian boulevard between the station on Hoddle Street and Queens Parade, flanked by a row of 9 palms, an important landscape with significant views at both ends.

Setting



Setting: *the immediate and extended environment that is part of, or contributes to the significance and distinctive character of a place. May include views to, or from, a place.*

[Landscapes of Cultural Heritage Significance: Assessment Guidelines, Heritage Council of Victoria, "February 2015]

The park creates views, links and background setting that has a strong connection with many significant places, including state significant places:

- United Kingdom Hotel. (VHR H684, HO92)
- Former Clifton Motors (Esp. views from Rushall Crescent) (VHR H2380, C231 proposes to remove site from HO330 and create a site-specific overlay)
- Queens Parade historic shopping strip (HO330)
- Former London Bank, 370 Queens Parade (VHR H0892, HO221))
- Queens Parade Elms (HO93);
- Heidelberg Road elms; One is visible in the c1912 photo of Raines Reserve (not protected)
http://www.picturevictoria.vic.gov.au/site/yarra_melbourne/Collingwood/8980.html
- Raines Reserve (to be HO231 proposed by C231)
- The Holm Oak in Raines Reserve, listed on the National Estate but not protected unless proposed HO231 applies tree controls (not selected in the amendment documents!)
- Darling Gardens (HO94. Should be graded as state significance like Edinburgh Gardens);
- The double row of nineteenth century elms along Hoddle St and continuing along and within Mayors park. Elms in Darling Gardens (John's Reserve) are protected (HO94). The same row of elms in Mayors park are unprotected); These were originally a

double line of trees along the eastern edge of Mayors Park in the 1897 MMBW Detail Plan and 1904 MMBW Detail Plan No 1275. These are referred to in the statement of significance for HO317)

- Clifton Hill Railway Station, gates and signal boxes, (HO90 Victorian heritage register H1668);
- Clifton Hill Railway reserve with significant Peppercorns identified in the Collingwood Conservation Study (A. Ward 1989).
- Turnbull St Hodgkinson St and North Terrace (protected by heritage overlay). (HO317)
- Fitzroy North (HO327)
- Hoddle Street – views to Elms and Landscape,
- Heidelberg Road Overpass and offramp - views to the city over Mayors Park.

Architecturally

For the Evan Walker and Daryl Jackson (OAM) Collingwood Centenary Pool 1976, The Collingwood Swimming Pool was awarded an R.A.I.A. citation in 1978⁴⁸. Jackson and Walker designed the national Swimming Centre in Canberra School of Music.

For the plaque commemorating the centenary and opening of the pool.

For the Tennis Pavilion (1929).

Socially

“The Lord Mayor has arranged for a public meeting to further celebrate the cessation of hostilities to be hold in the Town Hall on Thursday, at 8 p.m. Prominent speakers will address the meeting. A thanksgiving service, at which the mayor and councillors of Collingwood will be present, will be held at Mayors Park, Clifton Hill tonight, at 8 o'clock. Band selections will be rendered.”

[The Age, Nov 13 1918.]

“About ten weeks after the ‘Hoddle Street massacres’ in which nine people died, a memorial service was held on Hoddle Street, and trees planted. About 200 people attended. “ [The Age 19 Oct 1987]

Recreation

For the former cricket and football ground.

For the Collingwood Carnivals began in 1936 and over 15 years raised £100,000 charities.

⁴⁸ Daryl Jackson, *Evolutionary Modernism 1965-2005*, M.U.P. December 2006

For the former race track and Draught Horse cup that attracted 20,000 people.

For its association with the Collingwood Ladies cricket team and their long association with the oval and player Betty Wilson.

Elizabeth Rebecca (Betty) Wilson

"At ten, Wilson impressed onlookers when she threw back the tennis ball from the fence at Mayor's Park in Clifton Hill, where the Collingwood Women's Cricket Club were playing. Soon she was playing with the adults at the club. "By 14 I was playing in the second Victorian team, the junior team. By 16 I was playing in the state team."

[Betty Wilson, The lady Don. January 9, 2008 Nagraj Gollapudi]

Elizabeth Rebecca (Betty) Wilson, of Hodgkinson St Clifton Hill

Born November 21, 1921, Abbotsford, Victoria,

Died January 22, 2010 (aged 88 years 62 days) 110 Hodgkinson St Clifton Hill.

"Betty Wilson was one of women cricket's greatest players, and her tag as the female Bradman is not untoward. As a child she was a talented, natural athlete who could "run like a hare". A right-hand bat, offspinner and superb close fielder, she learned her game by playing against a lamp post in the street and hitting a ball enclosed in one of her mother's stocking suspended from a clothes line."

"Seven for seven in an innings, the first hat-trick in women's cricket, a 75-minute century - Betty Wilson, Australian allrounder extraordinaire of the 1950s, did it all and more in a career spanning just 11 Tests."

Abolition of Heidelberg Road Overpass, Clifton Hill

The 1957 overpass is the most detrimental urban design element on Queens Parade, if not the City of Yarra.

“neither was it considered by the municipalities that an overhead vehicular bridge at about half the cost of the subway would be satisfactory, mainly from aesthetic considerations, deterioration in property values owing to the presence of a huge mound of earth to take traffic over the railway line.”, Dec. 1927, Report of The Parliamentary Standing Committee on Railways on proposed expenditure on a vehicular subway at Heidelberg Road, Clifton Hill, Cl. 20.

“The Committee here is again included to agree with the objection of the municipalities that having regards to the contour of the surrounding country, the proximity of Coulson’s Reserve and Mayor’s Park, and the work which has been done in beautifying Heidelberg-road by means of reserves and gardens, a subway, if it can be obtained at a reasonable cost, is to be preferred to an overhead road bridge at this point.” Cl.28.

The current Transport for Victoria Plan includes *Melbourne Metro 2*. This includes a plan to lower the railway between Clifton Hill and Rushall and remove the level crossing at Ramsden Street.

Urban design advice is required so that Yarra can advocate for restoration of Heidelberg Road to an ‘at grade’ intersection leading to a stronger pedestrian integration of the two Neighbourhood Activity Centres, Queens Parade and Spenseley Street, with restoration of the avenue through Mayors Park and extended to Spensley Street and visual integration of the heritage open spaces of Mayors Park, Raine’s Reserve and Coulson’s Reserve.

MMBW Detail Plan No.1219 shows that this integration previously existed.

**Appendix - Abbotsford Joint Venture Pty Ltd v Yarra CC & Ors [2012]
VCAT 146 (7 February 2012)**

CONCLUSION

77. The combination of strategy 17.2 and the built form local planning policy clearly open the door to consideration of a building on this site that exceeds the preferred height of 5-6 storeys. The Council stated since the local planning policies were written, the tallest buildings approved in the municipality are 11 storeys including within its major activity centres. Mr Wren stated these developments have been regarded as substantial developments that are compliant with the planning scheme. Hence, the Council's concern in this case is that the proposed building is simply too high. **We do not think a comparison of this proposal with the height of other buildings in the municipality is helpful as each case must be considered on its individual merits.** For the reasons we have explained, we are not persuaded 17 storeys is an acceptable outcome on this site.

78. In our opinion, the applicable State and local planning policies do not contain a sufficient degree of detail and clarity (as suggested by the Applicant) to enable us to form the view that a 17 storey building on this site is consistent with the outcomes sought to be achieved for this neighbourhood activity centre. **As higher density housing in neighbourhood activity centres is encouraged to fit the context and enhance the character of the area, we have come to the conclusion that the proposed building height does not respond in an acceptable manner to its local context.**

79. We reiterate that we are persuaded by the evidence and submissions presented by the Council and the Applicant that this site is suitable for consideration of a building that is, or exceeds, 5-6 storeys in height. In our opinion, a building of 11, 14-16 or 17 storeys on this site is an intense or significant change in a neighbourhood activity centre that is predominantly one to three storeys. **We are not persuaded the State or local planning policies in the planning scheme clearly identify this neighbourhood activity centre as an area in which intense or significant change is contemplated or encouraged.**

80. The major activity centres in this municipality are superior to this neighbourhood activity centre and therefore we find the characteristics (or fundamentals) of Johnston Street neighbourhood activity centre **do not make it an area in which intense or significant change is appropriate.**

81. For these reasons, we have decided to affirm the Council's decision and order that no permit be issued.

Rachel Naylor
Presiding Member

Gary Chase
Member

Ryan's Buildings 1884, 314 Queens Parade, Clifton Hill

Two terraces of 4 two storied shops and dwellings; 316 -322 and 342-356 Queens Parade, Clifton Hill

"Buildings now in the course of erection are the Post and Telegraph Office on the corner of Gold Street and Heidelberg Road...also three two storey shops near the Clifton Hill Hotel; and four of a similar description, directly opposite on the north side of the road. The proprietor, Mr. Ryan, informs me that on completion of these four it is his intention to erect eight more...."
W.D.Holgate, 'Heidelberg Road', Mercury and Weekly Courier, 14 July, 1883 p.2

1890 Fitzroy City Council, Health Committee. In accordance with the public health Act⁴⁹

Orders are hereby made on Mr.Jeremiah Ryan of Bacchus Marsh, to construct earthenware drains in cement and bricks for the sufficient discharge of drainage from the said premises into the channel in Queens Parade as owner of premises: **Nos. 304, 306, 308, 310, 312, 314, 316, 318, 320 and 324** Queens Parade. (20 properties).

Orders are hereby made on Mr. Jeremiah Ryan of Bacchus Marsh as owner of premises as under to construct proper and sufficient receptacles of brick in cement for stable manure to the rear of the following premises: **Nos. 312, 316, 320 and 324 Queens Parade. (12 properties)**

No.314 Queens Parade, Ryan's Buildings 1884, now "Cellinis" may be the centre of the terrace; there being four matching two- storey shops with rectangular upper floor windows to the west, of 1883.⁵⁰

Nos. 308-312 and eight matching two- storey shops with decorated round headed windows the so called "Rosette Shopping terraces to the east, Nos. 318-312; and a four further four. i.e. Two terraces of 4 two storied shops and dwellings; 316 -322 and 342-356 Queens Parade, Clifton Hill.

Title searches by C. Goodman reveal **No.330 Queens Parade** was originally part of Allotment 8 of Section 15 of Fitzroy (117/312), purchased by Goodrich 1864, then subdivided to 1472/304, 1535/884 and Kimpton (1481/097). The corner block with a 38' frontage transferred to John Christopher of Heidelberg Rd, Gentleman, in 1883 (1484/721). He splits the block in 1910 to 3481/121 and 3481/123.

Purchased by Timothy Ryan in 1884 (1535/884). It stays with Ryan until 1911. Timothy B. Ryan of 3 Michael Street, Bachelor of Medicine, owns all of lots 4,5,6,7 and half of 8 by **1896**, when he creates the lane behind the shops that exists today.

Dr. T. B. Ryan lived at "*Merrimu*", 3 Michael Street, North Fitzroy,⁵¹

⁴⁹ 'Fitzroy City Council', Fitzroy City Press, 5 Dec. 1890, p.2

^{50 W}.D.Holgate, 'Heidelberg Road', Mercury and Weekly Courier, 14 July, 1883 p.2

⁵¹ Family Notices, The Argus, 1896, p.1

Ryan, Jeremiah, “The King of Clifton Hill.”⁵² (1830-1894)

“Jeremiah Ryan, the citizen par excellence of Clifton Hill is a man of standing grievance. He dislikes the police and cannot help giving vent to his feelings”.⁵³

Jeremiah Ryan came to Clifton Hill by 1883 and started land speculating with very great success.

At the present day, and for the past two years, in spite of every drawback, in spite of municipal neglect in spite of southern jealousy, in spite of want of roads, gas, water, police, postal and banking services, and other advantages, the district has made most prodigious strides, and Heidelberg Road, which only could boast a single grocery establishment, and Kimpton’s well-known long-established hay and corn store and wood yard, is now, a second Smith Street, with three banks, a post-office etc. The Albert Hall, second only to the Town Hall is a very creditable and useful building;

while Mr. Ryan and others have converted the waste lands into handsome thoroughfares with verandah-shaded shops and business premises of every description...⁵⁴

Jeremiah Ryan built twenty shopping terraces on the north side of Queens Parade, Clifton by 1890⁵⁵ and thirty-nine houses in Clifton Hill, in every case he has been his own architect and clerk of works.⁵⁶

GDL.

⁵² ‘Albert Hall, grand ball, 400 present’, Editorial, The Observer, 12 July, 1888

⁵³ Fitzroy City Press 11 Oct 1885 p2

⁵⁴ Advance Clifton Hill, The Mercury, Oct.29, 1886

⁵⁵ ‘Fitzroy City Council’, Nos. 304, 306,308,310, 312,314, 316, 318,320 and 324 Queens Parade., possibly being Breadon’s dermatology, & optometrical to the Commonwealth Bank inc. including many buildings demolished, (20 buildings), Fitzroy City Press, 5 Dec. 1890, p.2

⁵⁶ Sullivan, op. cit., p.725

Sabelberg, Theodore (1844-1910) Mechanical Engineer

The former United Kingdom Hotel



Picture Victoria

PLASTERERS, The Age May 23 1887p.8 Improvers, good, wanted. Applyj The United Kingdom Hotel, Clifton Hill.

The Age 1887; UNITED Kingdom Hotel, Clifton-hill.— Supenor Board and Residence, £1 ; piano, 'bus. , Proprietor, Theodore Sabelberg

In 1864 T. Sabelberg was grantee of allotments 5, 6, & 7, Section 16 on the west side of Queens Parade where it forked into Plenty Road.⁵⁷ The former United Kingdom Hotel is shown on the 1885 Map of Collingwood.⁵⁸ The Hotel was owned by Theodore Sabelberg from 1886-1891.⁵⁹

⁵⁷ Allotments in the Boroughs of East Collingwood and Fitzroy, Dept. of Crown Lands and Survey, Noone, 1864

⁵⁸ Map of the City of Collingwood, 1885, compiled on lithograph, by C. Woodhouse, cnr. Bourke & Queen Streets, Melbourne.

⁵⁹ Rate books

Sabelberg held licenses for "The Sir Walter Scott Hotel (1881), United Kingdom Hotel (1882 to 1883 when the license was transferred to Wm. McKay.⁶⁰), Woolpack Hotel, Sydney Road, Coburg (1889).⁶¹ The Yarra Family Hotel, Flinders Street (1903)⁶²

Sabelberg, F & H, bicycle manufacturer, 376 Queen's-Parade, Clifton Hill



Picture Victoria

From 1888 to 1905 Theodore Sabelberg owned and occupied a single storey double-fronted brick house at the present 10 North Terrace⁶³

KINGDOM are the best Cycles, built by F. E. Sabelberg; first quality, £1. 5/ week; second, £1. 4/ week; S.H., 10/ 2/6 week.
KINGDOM Cycles.—Registered trade mark, "Kingdom," no connection any same name. F. E. Sabelberg, next London Bank, Clifton Hill.
KINGDOM Cycles, cash or terms, from £8; all accessories kept. F. E. Sabelberg, 376 Queen's-par., Clifton Hill. and late tram terminus.

"Theodore Sabelberg gave evidence that the accused called on him on the evening of 19th June, and said he wanted the loan of a bicycle to go to a concert at Heidelberg, the

⁶⁰ Fitzroy City Press, 28 July, 1883, p.2

⁶¹ The Argus, 10 Mar, 1881. The Argus, 9 Dec, 1882. The Fitzroy Free Press p.2, 28 July, 1883. The Age, 20 Jun, 1889.

⁶² 'Police Intelligence'; opening after hours, The Age, 1 May, 1903 p.9

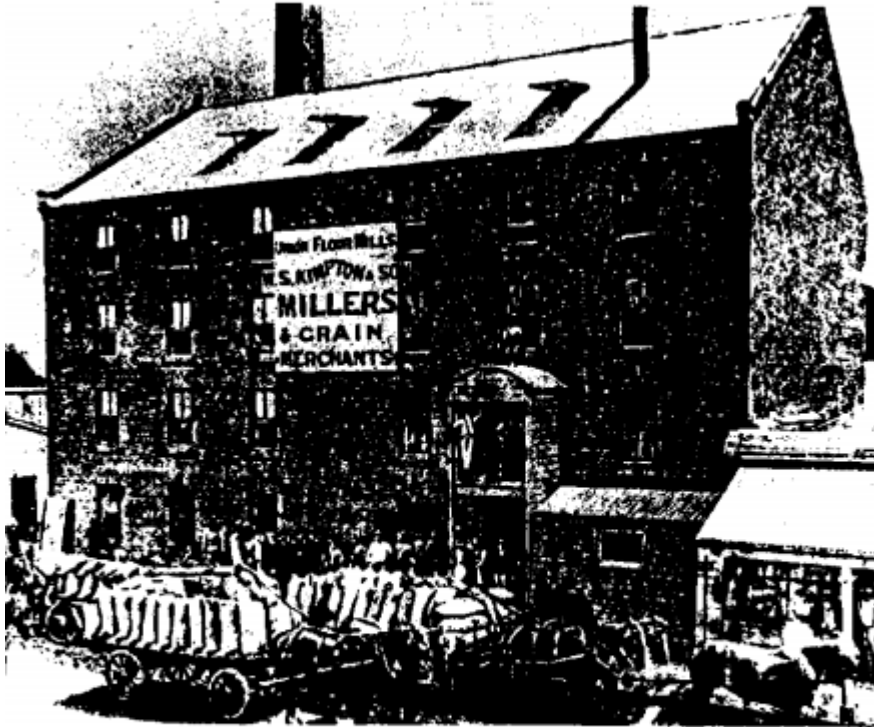
⁶³ Rate books

"trains were so blessed inconvenient." The charge was 2/6, and he promised to return the bicycle early next morning; but he did not show up again",
The Age, 12 Jul. 1905 p.8; ... "larceny as a bailee of a bicycle."

"An important 15-mile road race was' hold at Preston on Saturday, being promoted by Messrs. F. and H. Sabelberg. Out of 95 entries the large field of 88 ' started, and included some of the best known riders, as the prizes offered were above the `average in value`; The competitors were got away in excellent order, and a very close finish resulted, the first six riders flashing past the judges almost simultaneously."
'Cycling', The Leader, 11 Sept. 1909 p.19. Research by GDL.



Thomas R. Kimpton



W S Kimpton & Son Mill, Brunswick Street, Fitzroy, c.1885. Source: The Flour Mills of Victoria, 1840-1990: An Historical Record

Thomas R. Kimpton ran produce stores in the colony for 50 years, latterly in Queens Parade, Clifton hill near the corner of Turnbull Street for 25 Years.

Other produce merchants in Queens Parade at the time include Bennetts, William R., corn merchant, Gillespie, James, corn merchant, Kellett, Edward, hay and corn dealer, but none with the family network of Kimpton.

Thomas R. Kimpton came from a family of farmers, grain merchant, bakers and millers.

His brother, William Stephen Kimpton (1832-1926), owned the largest flour mill in Australia⁶⁴ now, Allied Mills, Australia's largest flour supplier, worth \$238 million.⁶⁵

⁶⁴ J. Ann Hone, Australian Dictionary of Biography, Volume 5, (MUP) 1974

⁶⁵ 'Graincorp', The Age, Businessday, 1 Feb. 2017

The brothers were born at Litlington, near Royston, in Cambridgeshire, England, sons of Thomas Kimpton, farmer and grain merchant of that place and his wife Lucy Eleanor, née Sterne. William Stephen Kimpton was apprenticed to a baker.⁶⁶

Loss of the family farm and rumours of riches in Victoria persuaded Thomas R. and his brothers to migrate. Thomas R. at about 20 years of age⁶⁷, arrived in Adelaide in 1850 and was engaged threshing wheat with a flail. Coming to Melbourne in 1852, he went to Ballarat⁶⁸, Forest Creek, Jim Crow, diggings, where, with a party of five, he made £5,000 in five months.⁶⁹

He then carried on produce stores at Eaglehawk, 1852, then Kangaroo Flat, 1852, for four months but sold out and left on account of the scarcity of water and rented a place in Clifton Hill, in 1872, and started the produce business which he now conducts on the Heidelberg Road, having purchased the property and erected a brick building thereon. His present turnover is about £4,500 per annum.⁷⁰

Thomas R.'s two houses built on the site of his produce store in Queens Parade, Clifton Hill; near the corner of Turnbull Street; a single storey 2 bedroom, living room, dining room, brick cottage at No. 193, concealed by a pair of shops built in the front garden, and a brick 2-storey veranda house, next door at No. 191, extant.⁷¹

Thomas R. Kimpton died September 1899 at Fairfield, having retired from the business three or four years before. He left a widow, 8 sons and 5 daughters.⁷²

His brothers arrived in Melbourne on the *Melpomene* in November 1853.⁷³

Kimpton, Edward, South Yarra, also a native of Lillington, Cambridgeshire, England arrived in Victoria in November 1853. He first lived in a tent on Batman's Hill, hired a water cart and a horse, and carted water until he had saved a little money, when he bought a team of horses and a dray and started carrying to the goldfields, receiving up to £12. per ton for carrying from Melbourne to Bendigo. He joined his brother in a farm, conducted a farm for about twelve years then let the farm, returned to Melbourne, and bought an established grocery business in Toorak Road, South Yarra, which he still carries on, having bought the property and rebuilt it in 1876.

⁶⁶ *ibid.*

⁶⁷ *The Mercury and Weekly Courier*, 22 September, 1899, p.3

⁶⁸ *Ibid.*

⁶⁹ Sullivan, *Victoria and Its Metropolis*, vol.2, p.729

⁷⁰ Sullivan, *Victoria and Its Metropolis*, vol.2, p.729

⁷¹ MMBW Plan, 1895, *Surveyor's Notebook*, SLV, page 90,

⁷² *The Mercury and Weekly Courier*, 22 September, 1899, p.3

⁷³ Hone, *op. cit.*

Kimpton, Thomas R. (1830-1899)

Land Titles ⁷⁴		Heidelberg Road, (Queens Parade), south side from Turnbull Street			Queens Parade
1864Land Transfer 78/15538 1867 Land Transfer 274/685		grantee Harbert Wymond, 16.6.64. to: 1864 Ambrose Rint & A,J. Quick 1867 S. Nicholson		Section 5 / lot 5	181-197
1869 Land Transfer 322/374		grantee Connell to Devenish;		Section 5 / lot 4.	171-177
Collingwood Borough Rate Book: Clifton Hill Division Heidelberg Road, (Queens Parade), south side from Turnbull Street to No. 187, WG Raven.					
1871	Occupant	Occupation	Owner	Desc.	
1872	Devenish, Matthew	Horse keeper	Devenish, Matthew	Stone store	
1874	Kimpton, Thomas R.	Corn factor	Devenish, Matthew	house	
1874	Devenish, Matthew	Weighbridge keeper	Devenish, Matthew	Weighbridge	
1875	Kimpton, Thomas R.	Corn factor	Devenish, Matthew	Wooden house & store	
1876	Kimpton, Thomas R.	Corn dealer	Devenish, Matthew	store	
1876	Devenish, Matthew	Weighbridge proprietor	Devenish, Matthew	Brick house	193
1876	Devenish, Matthew	Weighbridge proprietor	Devenish, Matthew	Weighbridge & enclosed land	
1881	Kimpton, Thomas R.	Corn factor	Kimpton, Thomas R.	Wooden house & store	
1881	Kimpton, Thomas R.	Corn factor	Kimpton, Thomas R.	Wood shop	
1885	Kimpton, Thomas R.	Corn factor	Kimpton, Thomas R.	Wood shop	
1886	Kimpton, Thomas R.	Corn dealer	Kimpton, Thomas R.	Wooden house & store	
1888	Kimpton, Thomas R.	Corn factor	Kimpton, Thomas R.		
1890-92	Kimpton, Thomas R.	Corn merchant	Kimpton, Thomas R.	enclosed land 54 ft.,	£80
1890-92	Kimpton, Thomas R.	Corn dealer	Kimpton, Thomas R.	Brick store	£70
1890-92	Kimpton, Thomas R.	Corn merchant	Kimpton, Thomas R.	Brick house	£80
1890-92	Kimpton, Thomas R.	Corn merchant	Kimpton, Thomas R.	Brick house	£70
Turnbull Street, west side from Queens Parade					
1887-88 Devenish, Matthew; Gentleman; Devenish, Matthew; wood house					
Hodkinson Street, north side from Turnbull Street					
1891 Section 5 / lot 6, Horne, John; contractor; brick house					
1891 Section 5 / lot 6; domestic duties; Battersby, Henry; brick house					
1888-91 Section 5 / lot 7 grantee Connell: Kimpton. Thomas R. :vacant land. 23 ft.					

⁷⁴ Land Titles research by Chris Goodman.

Albert Hall (Masonic Hall)

Department of Health, *Public Building Files*, VPRS 7882/P1, Unit 468, Item 2925 Public Building 2925 Albert Hall

Notes made by Karen T. Cummings, Collingwood Historical Society, July, 2015. The Public Building file includes letters, forms and plans from 1885 onwards. Words in italics are explanatory comments by K T Cummings.

Albert Victor Lodge No. 117: centenary 1886-1986, Melbourne, the Lodge, 1986?

Notes made by Karen Cummings 17 June 2015.

Plans for the building were prepared in August 1885: a brick building comprising two shops with a lodge room above and a large hall 70 ft 4 in by 29 ft 6 in at the rear. (i.e. single storey at the back). Submitted by William Holgate of the Clifton Hill Land Office 1 August 1885. He built the hall in conjunction with builder William N Hall.

20 February 1886 Holgate wrote a letter saying that the hall had been completed by Mr Hall and him, although A M Mortley the Collingwood town clerk wrote to the Central Board of Health saying the building was in an unfinished state. It was approved as a Public Building in March 1886.

[From Lodge Centenary history: Albert Victor Lodge 117 opened 8 October 1886 at the Albert Hall. W N Hall was a Senior Warden of the Lodge.]

April 1888 Holgate applied to enlarge the Albert Hall.

1889 completed and approved.

Melbourne Fire Brigade described it in July 1891:

Front is two storeys: ground floor shops, upper room used for Friendly Societies and retiring rooms.

1892 still some quibbles re the Supper Room to the east – never been approved as a Public Building.

June 1892 Letter from George Kirk: I took Albert Hall on lease for 3 years from 1 March 1891. I let it for private and public purposes. Mr Holgate is the owner.

March 1902 Melbourne Fire Brigade: Albert Hall now the property of Dr. Downie of Queens Parade (North Fitzroy) and leased to Mr Bound of Clifton Hill. The supper room should not be used – not approved for public. Owned by another, but connected (*it seems it was a separate building on the east side*). It is a wood and iron building. W N Hall, Michael St, is agent for the owners.

W.N. Hall 29 June 1903 writes: Both buildings have been run as one property since 1885. In 1901 Dr Downie purchased the hall but the lessee rents both buildings.

(Dr Downie of "Ailsa Craig" Queens Parade, North Fitzroy side)

October 1903 Downie sells Albert Hall to the Clifton Hill Protestant Hall Coy Ltd. Cleeve W Hooper 282 Queens Pde is the Secretary.

Bio cabin installed 1911.

In 1919 the Hall was up for sale and was bought by the Albert Victor Masonic Lodge.

10 August 1921 inspected. A vaudeville entertainment was underway, featuring dancing, singing, acrobatics. Problems with fire exits being blocked etc.

[According to the Lodge centenary booklet, the Lodge had paid off their loan by 1922 then decided to build a room the same size as the main hall (upstairs) to serve as a Temple. It was completed by January 1927. The stone on the front of the building refers to this.]

1942 apply for renewal of Registration of Masonic Hall (Albert Hall) Queens Parade. Up to 400 people.

[There is a photo in the Lodge booklet showing the hall saying Masonic Temple on the front.]

1952 plans. More upstairs space. Big lodge room upstairs. Double storey "supper room" with stage. Masonic Temple.

[According to the Lodge centenary booklet, in 1983 the Lodge sold the hall to the Samian Social Club because it had some structural problems with the roof and they did not have the money for repairs.]

1984 Trustees of Albert Victor Lodge transfer Certificate of registration of a Public Building to the Samian Social Club.

Albert Hall was used by the parishioners of St John's Clifton Hill for their fairs. Archbishop Mannix delivered a speech against conscription

Hall, William. N.

Born 1835, in Birmingham, England.

Came to the colonies in 1853,

Started in trade with his father who was a builder and contractor in Birmingham as a bricklayer.

He worked at this until 1856, when he went to the goldfields

Settled in Bendigo in 1857.

Visited England for three years.

Local mining manager in Bendigo for six years

Carried on his own business as a builder in Sydney until 1881.

1881 started a building and general contracting business.

Built the Albert Hall, Clifton Hill and ten large shops.

Residence in Gold Street.

Sullivan, Melbourne and Its Metropolis, Vol.2, p.640

Owner & occupant, 191 Gold Street, cnr. Page Street, Rate Books 1884.

Holgate, William Douthwaite

In 1881 he sailed for Melbourne, where, immediately after his arrival he started in business in Swanston Street as an auctioneer and estate agent. His business soon became sufficiently large for him to open a branch office in Clifton Hill, where he purchased the land on which Askham House (his present address) now stands.

During the next six years he applied himself diligently to the improvement of Clifton Hill being secretary of both the North Suburban and the Clifton Hill Railway Leagues. He was the first to move on the matter of obtaining a local post office, as also a police station, in both of which he was successful.

He has done much to promote and encourage social life in Clifton Hill; he erected the Albert Hall for that purpose and takes a prominent part in amateur theatricals, having a good stage presence and considerable histrionic ability. He has done much, too, in promoting private and public charities, and although his stay in these districts has been brief, he has performed active and useful work for local institutions, thus acquiring great personal popularity, and is regarded as a rising man. Like many other local men, he has considerably profited by the "land boom" and there is little doubt that his Mayoralty will be brilliant and hospitable. His religious opinions are those of the Anglican Church, and since his arrival on the Hill, has married Miss Graham, the daughter of one of the oldest civil servants in the colony still in harness." . GDL.

Clifton Hill and Northcote United Friendly Societies Dispensary (1914)

The first Dispensary in Victoria was the Emerald hill Dispensary established in 1869. This was followed by the Melbourne UFS Dispensary in 1870.

A third followed in May 1871, when delegates from fifteen lodges met to establish the Collingwood and Fitzroy Friendly Societies' Dispensary.⁷⁵

The former Collingwood and Fitzroy Friendly Societies' Dispensary now "Russian House" (1880s)⁷⁶, cnr. Gore and Greeves Streets, Fitzroy, was open weekdays 9am. to 10pm. Holidays and Sundays 10 to 12 noon 6 to 9pm. Fridays 9 am. to 8 pm.⁷⁷

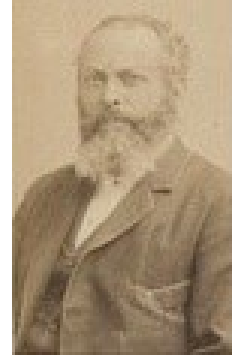
⁷⁵ David Green and Lawrence Cromwell, Mutual Aid or Welfare State; Australia's Friendly Societies, Allen & Unwin, p.145

⁷⁶ Fitzroy History Society Newsletter, 13 August, 2003

⁷⁷ Green and Cromwell, op.cit., p.88, A O F . Court Perseverance, Brother No.17, G.G. Thomson's, membership card

Campi, Abbondio (c. 1839 - 1896) Mirror manufacturer

Abbondio Campi is immortalised in the row of shops at 149 to 167 Queens Parade, Clifton Hill which bear the words 'Campi's Buildings' on the pediment. Few passers-by would realise that the Italian-born owner of these buildings was also one of the master craftsmen of 19th century Melbourne. His business of glass-bevelling and looking-glass manufacturing had its beginnings in the early 1850s when Abbondio's older brother Giovanni Battista Campi (known as John) set up shop in Melbourne. His brother Angelo joined him and the firm became known as J and A Campi. They soon turned to manufacturing rather than importing, thus solving the problem of shipping such large fragile objects. Their 'looking-glass and frame manufactory' was at 122 Russell Street. They carved and gilded frames for mirrors and pictures, and also offered a service of re-silvering mirrors. An article in *The Weekly Times* in 1870 gives a detailed description of the work carried out by their 14 skilled workmen and proudly mentions the examples of their craft hung in the newly built Melbourne Town Hall.



In February 1871 John retired and Angelo carried on but died in 1873, when Abbondio became the sole proprietor. He exhibited at such events as the 1875 Exhibition, the 1881 International Exhibition and the 1888 Centennial International Exhibition, obtaining first or second class awards for his mirrors. According to the information he provided for 1888 publication in *Victoria and its Metropolis*, by the mid-1880s he was employing 16 hands and carried on the principal part of the business in supplying large wholesale houses. He described details of the manufacturing process: the silvering was done by the 'new nitrate of silver process', and glasses as large as 15 feet by 9 feet were made. About 50,000 feet of looking glasses were manufactured per year, and 25,000 to 30,000 feet were bevelled annually.

Source: CHS, [Collingwood Notables](#).



Architecture drawings from Twentyman & Askew

Campi's Buildings

The Commercial or Shopping Terrace – multiple shop-fronts with residences over the shops that line the shopping strips, particularly of the inner suburbs contribute a great deal to the distinctive identity of Melbourne.⁷⁸

'Boom terraces appear on all the major high streets of the period; for example, Gladstone Building on St. Georges Road, North Fitzroy (1889) and Kinnaid's Buildings on Johnston Street, Collingwood (1891). There are many others.'⁷⁹

'All include features such as elaborate window design, detailed string courses, elaborate pediments and various other decorative elements'⁸⁰

Campi's Buildings, are classified 'Individually Significant' in the City of Yarra Review of Heritage Precinct 2007. And the Yarra Planning Scheme.

the shops and dwellings were designed by Twenyman & Askew Architects of 43 Bourke Street West, designers of 'Block Arcade', 280-286 Collins Street, Melbourne (1892), Historic Building Registered.

Shopfronts

Nos.149 and 151 Queens Parade, ***Green Chilli Pepper and Child play*** have metal framed shop windows with pressed metal panels above; a stall below lined with rectangular vitreous china body tiles and narrow patterned tiles forming a dado and geometric design, all now painted.. They may date from when No. 151 was occupied by William R. Herber, butcher. No.149 was occupied by the Mary and Veronica O'Donnell News agency (1941-42) a "ghost

⁷⁸ Christine Graunas, *Stucco and Shopping: Melbourne's Nineteenth Century Commercial Terraces*, Provenance the journal of the Public Record Office Victoria, September 2010.

⁷⁹ ibid

⁸⁰ ibid

sign" of which remains on the brickwork of the west wall.

They contrast with the wood shop-fronts at Nos. 157, 163 and 165 Queens Parade, ***Little Tony's (Now Tarantini), So Haircutters & Izagi (Now Kewl)*** which have wood paneled soffits over the recessed entrances.

No.165, ***Izagi(Now Kewl)***, was formerly owned and occupied by Robert R. Todner, goldstamper. It has two wood arches to each shop window on wood colonnetts each with a base and capital set on a common wood sill. This is the design shown on the Architect's drawing signed by the Builder, William Hall in 1886.

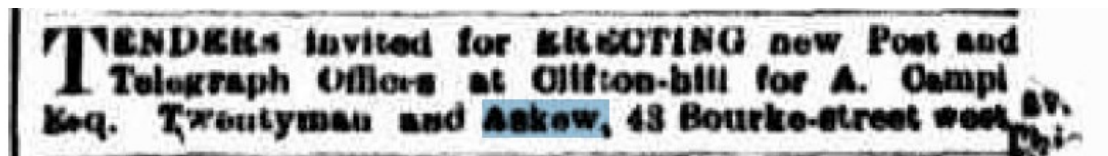
This is a rare intact 19th Century timber shop front.

CLIFTON HILL POST & TELEGRAPH OFFICE Ball 1883

"One of the most brilliant and enjoyable evenings in the shape of a ball and supper, celebrating the opening of the New Post and Telegraph Office, Clifton Hill, was held in the Gold Street State School on the evening of Friday, November 9th. Great credit is due to a few energetic workers of that neighbourhood. Clifton Hill for some time past has been a dead-and-alive kind of place, the residents having no energy or sociability in them whatever, until of late, when they have been roused from their lethargy by one or two new residents, and they suddenly awoke to the fact that they are living in one of the garden suburbs of Melbourne, and. which bids fair to be one of the prettiest and most fashionable resorts.

"Some months ago a few residents viz. Messrs. Holgate, Fairway, George, Hall, and others, introduced by Messrs. Tucker. and Reid, waited on the Hon. Post-Master-General, and pointed out the necessity that existed for a Post Office in that populous district, and the result of the interview was that the Post-Master-General decided to lease a building for the purpose. Mr. Campi offered to erect premises, which offer was accepted, and in an incredibly short space of time a really magnificent building was erected, to the credit of that gentleman, Clifton Hill Post Office is now an accomplished fact, and the ball held as above named was a decided success

Mercury and Weekly Courier, Saturday 17 November 1883, p.3 *Research Chris Goodman.*



Main Street, Clifton Hill - CHS Collection, postcard

Main Street, Clifton Hill

Collingwood History Walk 10 November 2018 at 2 pm

Queens Parade Clifton Hill

Meet at the corner of Smith Street
& Queens Parade Clifton Hill
Cost: \$10

Collingwood Historical Society

Date, Probably 1906, the walls and base to the tower of St John the Baptist Church were completed in 1887. On the left (South) side are Campi's Buildings with verandahs, The Normanby Hotel and Albert Hall. On the near right (North) side is part of the 2 storey verandah to "Blondies" corner building and beyond on the north-west corner of Michael Street, a verandah sign, "Timothy B. Ryan". being the corner of "Ryan's Buildings" which continues almost to R.D. Hooper's furniture auction rooms and storage building, 284A, level with the tower of St John's Church at that time, being the highest building on the strip.

Built Form Review Draft Recommendations

DRAFT

4.0 Precinct Guidelines

Precinct 4: Activity Centre Precinct

Recessive upper level redevelopment behind a diverse heritage commercial streetscape.

Preferred Character Statement for Precinct 4

The diverse arrangement of heritage buildings (varied eras, scale, subdivision grain and profile) in the Queens Parade, Clifton Hill NAC will be retained as the predominant feature, with the potential for recessive upper level redevelopment. Sympathetic upper level infill will reinforce the subdivision grain of the streetscape and transition down to residential abutments to the rear. The profile of upper level redevelopment should acknowledge the importance of significant heritage corner forms.

Anticipated change: moderate

Preferred typology: mid rise infill

Maximum building height: 4 storeys, or 13m

Precinct 4

Built Form Objectives

- To reinforce the heritage value of the precinct and support the retention of the traditional street frontages, including street setbacks, facades and subdivision pattern (Clause 21.05, 22.02, 22.10).
- To retain the primacy of the significant heritage forms on Queens Parade (Clause 22.02).
- To support infill development behind the traditional street wall that contributes positively to the urban character of the Clifton Hill NAC (Clause 21.04, 21.05, 21.08).
- To retain heritage frontages to maintain the visual prominence and primacy of the St John's complex and other significant heritage buildings within the NAC (Clause 22.02, 22.03, 22.10).
- To ensure appropriate transition in building scale across the site having regard to existing format of land to the north and south (Clause 21.05, 22.02, 22.08).
- To encourage future vehicle access and services be provided off existing or continuing rear laneways (Clause 22.07).
- To ensure high quality and sympathetic upper level elevations that are exposed to the public domain (Clause 22.10).

(Refer to Figure 13: Precinct 4 Framework Plan)

Built Form Guidelines- Precinct 4		
Built Form Elements	Requirements	Objectives
Building height	<ul style="list-style-type: none"> • 4 storeys/ 13m (mandatory maximum) 	<ul style="list-style-type: none"> • To realise a moderate infill redevelopment that respects the heritage and streetscape value of the precinct.
Facade height	<ul style="list-style-type: none"> • Retain existing for contributory/ significant sites (mandatory) • Match facade height of existing adjoining development (mandatory) 	<ul style="list-style-type: none"> • To reinforce the heritage values of the precinct, including the traditional street wall. • To retain views to the St John's complex and other significant heritage buildings. • To ensure a suitable transition to residential land to south and east.
Front setback	<ul style="list-style-type: none"> • Retain existing for contributory/ significant sites (mandatory) • 0m for non- contributory sites (mandatory) 	
Upper level front setback	<ul style="list-style-type: none"> • 8m from the facade line (mandatory minimum) • Upper level setback to corner sites to be assessed subject to heritage significance. 	
Setback(s) from side boundary	<ul style="list-style-type: none"> • 0m • ResCode Standard B17 at interface with residential land. 	
Setback(s) from rear boundary	<ul style="list-style-type: none"> • ResCode Standard B17 	